

**BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3
(Brazoria County, Texas and Fort Bend County, Texas)**

PRELIMINARY OFFICIAL STATEMENT

DATED: MAY 12, 2026

**\$5,000,000
UNLIMITED TAX ROAD BONDS,
SERIES 2026**

**ROAD BONDS BIDS TO BE SUBMITTED BY: 10:00 A.M., CENTRAL TIME
TUESDAY, JUNE 9, 2026**

**ROAD BONDS TO BE AWARDED: 12:00 P.M., CENTRAL TIME
TUESDAY, JUNE 9, 2026**

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

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

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

NEW ISSUE – Book Entry Only

Moody’s Investors Service, Inc. (Underlying) “Baa3”

BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3
(A political subdivision of the State of Texas, located within Brazoria and Fort Bend Counties, Texas)

\$5,000,000
Unlimited Tax Road Bonds,
Series 2026

Dated: July 1, 2026

Due: September 1, as shown on inside cover page

Interest Accrues from Delivery Date

The \$5,000,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds”) are solely obligations of the Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”) and are not obligations of the State of Texas, Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas; the City of Iowa Colony, Texas, or any political subdivision or entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas, the City of Iowa Colony, Texas, nor any entity other than the District is pledged to the payment of the principal of or the interest on the Road Bonds.

Principal of the Road Bonds is payable upon presentation at the principal payment office of the paying agent/registrars, initially, Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”). The Road Bonds are dated July 1, 2026, and interest on the Road Bonds accrues from the date of their initial delivery, currently scheduled for July 16, 2026 (the “Delivery Date”). Interest is payable March 1, 2027, and on each September 1 and March 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. Interest on the Road Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date. The Road Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

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

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

The Road Bonds constitute the fifth series of unlimited tax bonds issued by the District for the purpose of acquiring and/or constructing a road system to serve the District (the “Road System”). THE ROAD BONDS ARE SUBJECT TO RISK FACTORS DESCRIBED HEREIN. SEE “RISK FACTORS.” Voters in the District have authorized a total of \$150,800,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer, and drainage facilities to serve the District (the “Utility System”); \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$70,200,000 principal amount of unlimited tax bonds for the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District (the “Park System”); and \$11,050,000 principal amount of unlimited tax refunding bonds for the Park System. Following the issuance of the Road Bonds, the following amounts will remain authorized but unissued: \$109,735,000 principal amount of unlimited tax bonds for the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$45,390,000 principal amount of unlimited tax bonds for the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for the Park System; and \$11,050,000 principal amount of unlimited tax refunding bonds for the Park System. See “THE ROAD BONDS – Authority for Issuance.”

The Road Bonds, when issued, constitute valid and binding obligations of the District, and are payable from the proceeds of a continuing annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. See “THE ROAD BONDS – Source of Payment.” Neither the State of Texas, Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas, the City of Iowa Colony, Texas, nor any political subdivision other than the District shall be obligated to pay the principal of and interest on the Road Bonds. Neither the faith and credit nor the taxing power of the State of Texas, Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas, the City of Iowa Colony, Texas, is pledged to the payment of the principal of and interest on the Road Bonds.

The Road Bonds are offered, when, as and if issued by the District and accepted by the winning bidder of the Road Bonds (the “Initial Purchaser”), subject, among other things, to the approval of the Attorney General of Texas and of Coats Rose, P.C., Houston, Texas, Bond Counsel. Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, as Disclosure Counsel. This Preliminary Official Statement and the information contained herein are subject to completion and amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Road Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful under the securities laws of such jurisdictions. Delivery of the Road Bonds through the facilities of DTC is expected on or about July 16, 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 this 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 sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful under the securities laws of any such jurisdiction.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

\$5,000,000 Unlimited Tax Road Bonds, Series 2026

Maturity September 1 ^(d)	Principal Amount	Interest Rate	Initial Reoffering Yield ^(a)	CUSIP No. <u> </u> ^(b)	Maturity September 1 ^(d)	Principal Amount	Interest Rate	Initial Reoffering Yield ^(a)	CUSIP No. <u> </u> ^(b)
2028	\$ 110,000	—%	—%	—	2040 ^(c)	\$ 200,000	—%	—%	—
2029	120,000	—%	—%	—	2041 ^(c)	210,000	—%	—%	—
2030	125,000	—%	—%	—	2042 ^(c)	220,000	—%	—%	—
2031	130,000	—%	—%	—	2043 ^(c)	235,000	—%	—%	—
2032	135,000	—%	—%	—	2044 ^(c)	245,000	—%	—%	—
2033 ^(c)	145,000	—%	—%	—	2045 ^(c)	255,000	—%	—%	—
2034 ^(c)	150,000	—%	—%	—	2046 ^(c)	270,000	—%	—%	—
2035 ^(c)	160,000	—%	—%	—	2047 ^(c)	285,000	—%	—%	—
2036 ^(c)	165,000	—%	—%	—	2048 ^(c)	300,000	—%	—%	—
2037 ^(c)	175,000	—%	—%	—	2049 ^(c)	315,000	—%	—%	—
2038 ^(c)	185,000	—%	—%	—	2050 ^(c)	330,000	—%	—%	—
2039 ^(c)	190,000	—%	—%	—	2051 ^(c)	345,000	—%	—%	—

^(a) Information with respect to the initial reoffering yields of the Road Bonds is the responsibility of the Initial Purchaser. Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first optional redemption date. Accrued interest is to be added to the price.

^(b) CUSIP numbers will be assigned to the Road 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 Road Bonds. None of the District, Financial Advisor (herein defined) or Initial Purchaser shall be responsible for the selection or the correctness of the CUSIP numbers.

^(c) Road Bonds maturing on September 1, 2033, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on September 1, 2032, or on any date thereafter, at the par value thereof plus accrued interest to the date of redemption. See “THE ROAD BONDS – Redemption of the Road Bonds.”

^(d) The Initial Purchaser may designate one or more maturities as term bonds. See accompanying “Official Notice of Sale” and “Official Bid Form.”

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 Road 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 Road Bonds shall constitute a “final official statement” of the District with respect to the Road Bonds, as such term is defined in SEC Rule 15c2-12.

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

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

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

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

Neither the District nor the Initial Purchaser makes any representations as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains “forward-looking” statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, which generally can be identified with words or phrases such as “anticipates,” “believes,” “could,” “estimates,” “expects,” “foresees,” “may,” “predict,” “should,” “will” or other words or phrases of similar import. All statements included in this Official Statement that any person expects or anticipates will, should or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses made in light of experience and perceptions of historical trends, current conditions and expected future developments as well as other factors the District believes are appropriate in the circumstances. However, whether actual results and developments conform with expectations and predictions is subject to a number of risks and uncertainties, including, without limitation, the information discussed under “RISK FACTORS” in this Official Statement, as well as additional factors beyond the District’s control. The important risk factors and assumptions described under that caption and elsewhere herein could cause actual results to differ materially from those expressed in any forward-looking statement. All of the forward-looking statements made in this Official Statement are qualified by these cautionary statements.

References to website 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 websites and the information or links contained therein are not incorporated into, and are not part of, this final official statement for any purpose.

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SALE AND DISTRIBUTION OF THE ROAD BONDS

Award of the Road Bonds

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

No assurance can be given that any trading market will be developed for the Road Bonds after their sale by the District to the Initial Purchaser. The District has no control over the price at which the Road Bonds are subsequently sold, and the initial yields at which the Road Bonds are priced and reoffered are established by and are the sole responsibility of the Initial Purchaser.

Prices and Marketability

The District has no control over the reoffering yields or prices of the Road Bonds or over trading of the Road Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Road Bonds. If there is a secondary market, the difference between the bid and asked prices of the Road 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 delivery of the Road Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Road Bonds stating the prices at which a substantial amount of the Road Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Road Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Road Bonds may be changed from time to time by the Initial Purchaser after the Road Bonds are released for sale, and the Road Bonds may be offered and sold at prices other than the initial reoffering prices, including sales to dealers who may sell the Road Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE ROAD BONDS, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE ROAD 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 Road Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Road Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Road Bonds been registered or qualified under the securities laws of any other jurisdictions. The District assumes no responsibility for registration or qualification of the Road Bonds under the securities laws of any jurisdiction in which the Road Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Road 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 jurisdiction.

MUNICIPAL BOND INSURANCE

An application has been made for a commitment to issue a policy of municipal bond guaranty insurance on the Road Bonds. **The purchase of such Municipal Bond Guaranty Insurance on the Road Bonds by the Initial Purchaser is mandatory**, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating company other than 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 selection of such rating companies, the ratings to be assigned the Road Bonds as a consequence

of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings.

RATING

Moody's Investors Service, Inc. ("Moody's") has assigned an underlying credit rating of "Baa3" to the Road Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007.

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

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

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OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in the Official Statement. The offering of the Road Bonds (herein defined) to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement.

THE ROAD BONDS

The District.....	Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”), a political subdivision of the State of Texas located within Brazoria and Fort Bend Counties, Texas. See “THE DISTRICT-General.”
The Road Bonds	The District is issuing \$5,000,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds”). The Road Bonds are dated July 1, 2026 and mature on September 1 in the years and amounts set forth on the inside cover page hereof. Interest accrues from the date of the initial delivery of the Road Bonds at the rates per annum set forth on the inside cover page hereof and is payable on March 1, 2027, and on each September 1 and March 1 thereafter until maturity or earlier redemption. The Road Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE ROAD BONDS.”
Redemption	Road Bonds maturing on and after September 1, 2033, are subject to redemption, in whole or from time to time in part, at the option of the District on September 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 ROAD BONDS – Redemption of the Road Bonds.”
Book-Entry-Only System	The definitive Road Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC (as defined herein), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Road Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Road Bonds will be made to the beneficial owners thereof. Principal of and interest on the Road Bonds will be payable by the Paying Agent/Registrar (as defined herein) to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Road Bonds (see “THE ROAD BONDS - Book-Entry-Only System”).
Source of Payment.....	Principal of and interest on the Road Bonds are 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. See “THE ROAD BONDS - Source of Payment,” and “TAX DATA - Tax Rate Calculations.”
Qualified Tax-Exempt Obligations.....	The Road Bonds will be designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Qualified Tax-Exempt Obligations.”
Outstanding Bonds	The District previously issued its \$8,000,000 Unlimited Tax Utility Bonds, Series 2025 of which \$8,000,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2025 Utility Bonds”), its \$15,000,000 Unlimited Tax Utility Bonds, Series 2024 of which \$15,000,000 principal amount remains outstanding as of

April 1, 2026 (the “Outstanding 2024 Utility Bonds”), its \$9,205,000 Unlimited Tax Utility Bonds, Series 2023 of which \$8,835,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2023 Utility Bonds”), and its \$8,860,000 Unlimited Tax Utility Bonds, Series 2022 of which \$8,195,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2022 Utility Bonds” and, together with the Outstanding 2023 Utility Bonds, the Outstanding 2024 Utility Bonds, and the Outstanding 2025 Utility Bonds, the “Outstanding Utility Bonds”).

In addition, the District has previously issued its \$6,500,000 Unlimited Tax Road Bonds, Series 2025 of which \$6,500,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2025 Road Bonds”), its \$3,000,000 Unlimited Tax Road Bonds, Series 2024 of which \$3,000,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2024 Road Bonds”), its \$6,310,000 Unlimited Tax Road Bonds, Series 2023 of which \$6,040,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2023 Road Bonds”), and its \$4,000,000 Unlimited Tax Road Bonds, Series 2022 of which \$3,700,000 principal amount remains outstanding as of April 1, 2026 (the “Outstanding 2022 Road Bonds” and, together with the Outstanding 2023 Road Bonds, the Outstanding 2024 Road Bonds and the Outstanding 2025 Road Bonds, the “Outstanding Road Bonds”).

The Outstanding Road Bonds and the Outstanding Utility Bonds are collectively referred to herein as the “Outstanding Bonds.”

Payment Record..... The Road Bonds constitute the fifth series of unlimited tax bonds issued by the District for the purpose of acquiring and/or constructing a road system to serve the District (the “Road System”). See “THE ROAD BONDS – Use and Description of Bond Proceeds.”

Authorized but Unissued Bonds Following the issuance of the Road Bonds, the following amounts will remain authorized but unissued: \$109,735,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer, and drainage facilities to serve the District (the “Utility System”); \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$45,390,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing a road system to serve the District (the “Road System”); \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District.

Authority for Issuance To date, voters in the District have authorized a total of \$150,800,000 principal amount of unlimited tax bonds for the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$70,200,000 principal amount of unlimited tax bonds for the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District.

The Road Bonds are issued pursuant to (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8075 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) an order (the “Road Bond Order”) adopted by the Board of Directors of the District on the date of the sale of the Road Bonds, and (iv) an election held within the District on May 2, 2020.

Use of Road Bond Proceeds	A portion of the proceeds from the sale of the Road Bonds will be used for the construction costs set out under “THE ROAD BONDS – Use and Distribution of Road Bond Proceeds” and certain other costs associated with the issuance of the Road Bonds. See “THE ROAD BONDS - Use and Distribution of Road Bond Proceeds.”
Municipal Bond Insurance.....	Applications have been made for a commitment for municipal bond guaranty insurance on the Road Bonds. The purchase of such Municipal Bond Guaranty Insurance on the Road Bonds by the Initial Purchaser is mandatory , and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, other than Moody’s, will be at the option of the winning bidder for the Road Bonds. See “MUNICIPAL BOND INSURANCE.”
Ratings.....	Moody’s Investors Service, Inc. (Underlying) – “Baa3.” See “RATINGS.”
Bond Counsel	Coats Rose, P.C., Houston, Texas.
Disclosure Counsel.....	Orrick, Herrington & Sutcliffe LLP, Houston, Texas.
Financial Advisor	Tierra Financial Advisors, LLC, Arlington, Texas (“Tierra”). Tierra is a wholly-owned subsidiary of D.R. Horton Inc., the primary developer of land in the District. See “RELATIONSHIP AMONG THE PARTIES” herein.

THE DISTRICT

Description	The District is a political subdivision of the State of Texas created by acts of the 86 th Texas Legislature, codified as Chapter 8075, Special District Local Laws Code (the “Act”) as a municipal utility district created under and essential to accomplish the purposes of Section 59, Article XVI, and Section 52, Article III of the Texas Constitution, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. See “THE DISTRICT.”
Location.....	The District is 698.9 acres located in the southeast Houston metropolitan area, approximately 21 miles southwest of downtown Houston, Texas and approximately 3 miles south of the intersection of Texas State Highway 6 and FM 521. The District is in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, the William Hall Survey, Abstract 713 in Brazoria County, Texas, as well as the H.T.&B. R.R. Co. Lot 68, Abstract 561 in Brazoria County, Texas. The property lies partially within the extra-territorial jurisdiction (“ETJ”) of the City of Alvin, Texas, partially within the ETJ of the City of Iowa Colony, Texas and partially within no city’s ETJ or corporate limits.
Developer and Principal Landowner	The developer and a principal land-owner of the land within the District, as of January 1, 2026, is D.R. Horton-Texas, Ltd. (the “Developer”), a Texas limited partnership. The Developer is wholly

owned by D.R. Horton, Inc. (“D.R. Horton”), a Delaware corporation and publicly held company, the stock of which is listed on the New York Stock Exchange under the ticker symbol “DHI.” See “PRINCIPAL LANDOWNER/DEVELOPER.”

Development within the District..... The District has been developed as Caldwell Ranch, a single-family residential community. Development in the District includes 1,787 single-family residential lots on approximately 371.9 acres. As of April 1, 2026, the District consisted of 1,787 completed homes as well as 2 model homes. Development is at full build-out. Homes in the District sold for prices ranging from approximately \$200,000 to \$373,000.

In addition to the development described above, the Developer constructed a recreation center, which has a pool, restrooms and open spaces on approximately 11 acres in the District. The remainder of the District is comprised of approximately 327 acres of street right-of-way, easements, drainage, floodway, open spaces and utility sites, including the 4.3 acres devoted to the recreation center. See “DEVELOPMENT OF THE DISTRICT – Status of Development within the District.”

Homebuilder D.R. Horton has completed building single-family homes in the District. Homes in the District sold for prices ranging from approximately \$200,000 to \$373,000 and have sizes from approximately 1,300 to over 2,700 square feet. See “DEVELOPMENT OF THE DISTRICT – Homebuilders within the District.”

RISK FACTORS

THE ROAD BONDS ARE SUBJECT TO CERTAIN RISK FACTORS. PROSPECTIVE PURCHASERS SHOULD CAREFULLY REVIEW THIS ENTIRE OFFICIAL STATEMENT, INCLUDING PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED “RISK FACTORS” AND “RELATIONSHIP AMONG THE PARTIES” BEFORE MAKING THEIR INVESTMENT DECISION.

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SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2025 Certified Assessed Valuation	\$ 496,324,907 ^(a)
Estimated Assessed Valuation as of November 1, 2025	\$ 505,012,720 ^(b)
Direct Debt:	
The Outstanding Utility Bonds (as of April 1, 2026)	\$ 40,030,000
The Outstanding Road Bonds (as of April 1, 2026)	\$ 19,240,000
The Road Bonds	<u>\$ 5,000,000</u>
Total	\$ 64,270,000
Estimated Overlapping Debt	<u>\$ 21,027,850^(c)</u>
Total Direct and Estimated Overlapping Debt	\$ 85,342,850 ^(c)
Direct Debt Ratio:	
As a percentage of 2025 Certified Assessed Valuation	12.95%
As a percentage of Estimated Assessed Valuation as of November 1, 2025	12.73%
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Certified Assessed Valuation	17.19%
As a percentage of Estimated Assessed Valuation as of November 1, 2025	16.90%
Operating Fund (as of April 14, 2026)	\$ 4,010,914
Utility Bond Debt Service Fund	\$ 2,966,020 ^(d)
Road Bond Debt Service Fund	\$ 1,324,854 ^(e)
2025 Tax Rate:	
Utility System Debt Service	\$ 0.56
Road System Debt Service	\$ 0.28
Maintenance & Operations	<u>\$ 0.46</u>
Total	\$ 1.30
Estimated Average Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2026 – 2051)	\$ 4,051,698
Estimated Maximum Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2047)	\$ 4,755,763
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on Outstanding Bonds and the Road Bonds (2025 - 2051):	
Based on 2025 Certified Assessed Valuation at 95% Collections	\$ 0.86
Based on Estimated Assessed Valuation as of November 1, 2025 at 95% Collections	\$ 0.85
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on Outstanding Bonds and the Road Bonds (2047):	
Based on 2025 Certified Assessed Valuation at 95% Collections	\$ 1.01
Based on Estimated Assessed Valuation as of November 1, 2025 at 95% Collections	\$ 1.00

^(a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Brazoria County Appraisal District and the Fort Bend Central Appraisal District (collectively, the "Appraisal Districts"). See "TAX DATA" and "TAXING PROCEDURES."

^(b) Provided by the Appraisal Districts for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of November 1, 2025 and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025 to November 1, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."

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

^(d) Neither Texas law nor the Utility Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund (defined herein). The funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Utility Bonds, and any other bonds issued for the purpose of acquiring or constructing the Utility System.

^(e) Neither Texas law nor the Road Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund (defined herein). The funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Road Bonds, and any other bonds issued for the purpose of acquiring or constructing the Road System. The above amount is estimated at an assumed interest rate of 5.00%.

OFFICIAL STATEMENT

relating to

BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3

(A Political Subdivision of the State of Texas, located within Brazoria and Fort Bend Counties, Texas)

\$5,000,000

Unlimited Tax Road Bonds,

Series 2026

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”) of its \$5,000,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds”).

The Road Bonds are issued and sold to the initial purchaser of the Road Bonds (the “Initial Purchaser”) pursuant to (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8075 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) an order (the “Road Bond Order”) adopted by the Board of Directors of the District on the date of the sale of the Road Bonds, and (iv) an election held within the District on May 2, 2020.

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

Included in this Official Statement are descriptions of the Road Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District at Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046 or during the offering period from the District’s Financial Advisor, Tierra Financial Advisors, LLC, Attn: Chris Prugar, 6744 Horton Vista Drive, Richmond, Texas 77407 upon payment of reasonable copying, mailing and handling charges.

RELATIONSHIP AMONG THE PARTIES

Tierra Financial Advisors, LLC, serves as financial advisor to the District (the “Financial Advisor”) and is a wholly owned subsidiary of D.R. Horton Inc. (“D.R. Horton”), the primary developer of land in the District (the “Developer”). The District was created in 2019 at the request of D.R. Horton to facilitate development in the District. D.R. Horton currently owns approximately 0.47% of the total taxable assessed value of property in the District. See “DEVELOPMENT OF THE DISTRICT,” “PRINCIPAL LANDOWNER/DEVELOPER” and “TAX DATA – Principal Taxpayers.” A portion of the proceeds of the Road Bonds will be used to reimburse D.R. Horton for expenditures incurred in connection with the development of infrastructure in the District. See “THE ROAD BONDS – Use and Distribution of Road Bond Proceeds.” No employees of D.R. Horton are members of the Board of the District and the Financial Advisor is subject to federal laws and regulations that require it to disclose, manage and mitigate conflicts of interest consistent with its fiduciary duties to the District.

RISK FACTORS

General

The Road Bonds, are obligations solely of the District and not of the State of Texas, Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas, the City of Iowa Colony, Texas; or any political subdivision other than the District, and will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. Therefore, the ultimate security for payment of the principal of and interest on the Road 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 Road Bonds the property within the District will maintain a value sufficient to justify continued payment

of taxes by the property owners or that there will be a market for any property if the District forecloses on property to enforce its tax lien. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. See “DEVELOPMENT OF THE DISTRICT,” “TAX DATA,” and “TAXING PROCEDURES.”

Factors Affecting Taxable Values and Tax Payment

Economic Factors: A downturn in the economy in the Houston area could result in a decrease in taxable values in the District and a reduction in tax revenues received by the District . The District cannot predict the future taxable values in the District .

Competition: The demand for and construction of taxable improvements in the District could be affected by competition from other developments near the District. In addition to competition for new single-family home sales from other developments, there are numerous previously-owned single-family homes in more established commercial centers and neighborhoods closer to the City of Houston, Texas that are for sale. The sale or leasing of residences is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District.

Dependence on Principal Taxpayers and the Developer: The top ten principal taxpayers represent \$9,283,091 or 1.87% of the 2025 Certified Assessed Valuation, which represents ownership as of January 1, 2025. The Developer owns approximately \$2,321,461 or 0.47% of the 2025 Certified Assessed Valuation of property located within the District. If these or other principal taxpayers were to default in the payment of taxes in an amount which exceeds the District’s debt service fund surplus, the ability of the District to make timely payment of debt service on the Road Bonds would be dependent on its ability to enforce and liquidate its tax lien, which is a time-consuming process, or to sell tax anticipation notes. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its debt service fund. See, “TAX DATA – Principal Taxpayers” and “TAXING PROCEDURES – Levy and Collection of Taxes.”

Maximum Impact on District Tax Rates: The value of the land and improvements currently within the District will be the major determinant of the ability of the District to collect and the willingness of District property owners to pay, ad valorem taxes levied by the District. The District’s 2025 Certified Assessed Valuation is \$496,324,907 (see “TAX DATA”), reflecting the District’s certified 2025 tax roll supplied to the District by the Appraisal Districts. The Estimated Assessed Valuation as of November 1, 2025, supplied by the Appraisal Districts is \$505,012,720.

After issuance of the Road Bonds, the estimated maximum annual debt service requirement on the Outstanding Bonds and the Road Bonds will be \$4,755,763 (2047) and the estimated average annual debt service requirement on the Outstanding Bonds and the Road Bonds will be \$4,051,698 (2026-2051). Assuming no decrease to the 2025 Assessed Valuation, tax rates of \$1.01 and \$0.86 per \$100 of assessed valuation at 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively. Assuming no decrease from the Estimated Valuation as of November 1, 2025, tax rates of \$1.00 and \$0.85 per \$100 of assessed valuation at 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. In 2025, the District levied a maintenance tax of \$0.46 per \$100 of assessed valuation.

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.

As is enumerated in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the tax levies of all overlapping taxing units which levy taxes upon property located in the District, plus the District’s rate, is \$1.30 per \$100 of Assessed Valuation, as to that portion of the District that lies within Brazoria County, and \$1.30 per \$100 of Assessed Valuation that portion of the District that lies within Fort Bend County. Such aggregate rates are higher than the aggregate tax levies of many municipal utility districts in the Houston, Texas (“Houston”) metropolitan area, including the area of the District, but are within the range of the aggregate levies of many municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District.

Dependence on the Oil and Gas Industry

The recent declines in oil prices in the U.S. and globally, which at times have led to the lowest such prices in three decades, may lead to adverse conditions in the oil and gas industry, including but not limited to reduced revenues, declines in capital and operating expenditures, business failures, and layoffs of workers. The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. As previously stated, the Road Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in an ad valorem tax rate required to pay the Road Bonds as well as the District's share of operations and maintenance expenses payable from ad valorem taxes.

Competitive Nature of Residential Housing Market

The residential housing industry in the Houston metropolitan area is very competitive, and the District can give no assurance that the building programs which are planned by any homebuilder(s) will be continued or completed. The respective competitive position of the homebuilders listed herein and any other developer or homebuilder(s) which might attempt future home building or development projects in the District, the sale of developed lots or in the construction and sale of single-family residential units, are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

Tax Collection and Foreclosure Remedies

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 state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer's right to redeem the property within two years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding.

Moreover, the value of property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Road Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

Bondholders' Remedies

In the event of default in the payment of principal of or interest on the Road Bonds, the registered holders of the Road 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 Road Bond Order does not provide for remedies to protect and enforce the interests of the Bondholders. There is no acceleration of maturity of the Road Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Based on recent Texas court decisions, it is unclear whether, §49.066, Texas Water Code, effectively waives governmental immunity of a municipal utility district for suits for money damages. Even if the Bondholders could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Bondholders cannot themselves foreclose on property within the District or sell property of the District in order to pay the principal of and interest on the Road Bonds. Since there is no trust indenture or trustee, the Bondholders would have to initiate and finance the legal process to enforce their remedies. SEE "THE ROAD BONDS-Bondholders' Remedies and Bankruptcy Limitation to Bondholders' Rights."

Bankruptcy Limitation to Bondholders' Rights

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (1) is authorized to file for federal bankruptcy protection by Texas law; (2) is insolvent or unable to meet its debts as they mature; (3) desired to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, the District must also obtain the approval of the Texas Commissioner on Environmental Quality (the "TCEQ") prior to filing bankruptcy. Such law requires that the TCEQ investigate the financial conditions of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by the District with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9, thereby invoking the protection of the automatic stay until 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 applicable, the concomitant delay and loss of remedies to the Bondholder could potentially and adversely impair the value of the Bondholder's claim.

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan was confirmed by the bankruptcy court, it could, among other things, affect the Beneficial Owners by reducing or eliminating the interest rate or the principal amount, 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 such Beneficial Owners' claims against the District.

The District may not be placed into bankruptcy involuntarily. SEE "THE ROAD BONDS-Bondholders' Remedies and Bankruptcy Limitation to Bondholders' Rights."

Marketability

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

Future Debt

At an election held within the District on May 2, 2020, voters of the District authorized the District's issuance of: \$150,800,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$70,200,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District.

The Road Bonds represent the fifth series of bonds issued by the District for the purpose of acquiring or constructing the Road System. After issuance of the Road Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$109,735,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$45,390,000 principal amount of unlimited tax bonds for the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District. The District may 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 Road Bond Order. See "THE ROAD BONDS – Issuance of Additional Debt."

The District's issuance of the remaining \$109,735,000 unlimited tax bonds authorized for the Utility System and the \$22,100,000 unlimited tax bonds authorized for parks and recreational or park facilities shall be subject to approval by the TCEQ.

Following the issuance of the Road Bonds, the District will owe the Developer approximately \$26 million for the existing Utility System, the Road System and recreational or park facilities. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property-valuation ratios and thereby adversely affect the investment quality or security of the Road Bonds.

The District does not intend to issue any additional unlimited tax bonds in the current calendar year. SEE "THE ROAD BONDS-Issuance of Additional Debt."

Continuing Compliance with Certain Covenants

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

Approval of the Road Bonds

The Attorney General of Texas must approve the legality of the Road Bonds prior to their delivery. The Attorney General of Texas, however, does not pass upon or guarantee the safety of the Road 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 Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard"), and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015 Ozone Standard"). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a "severe" nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a

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

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

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

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

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

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

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

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the “waters of the United States.” The

District must obtain a permit from the United States Army Corps of Engineers (“USACE”) if operations of the District require that wetlands be filled, dredged, or otherwise altered.

On May 25, 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.

Severe Weather Events

The Texas Gulf Coast area is subject to occasional severe tropical weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The Texas Gulf Coast area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e. “500 year flood” events) since 2015. The most recent event was Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days.

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase the District’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

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

Potential Impact of Natural Disaster

The District could be impacted by wide-spread fires, earthquakes, or weather events such as hurricanes, tornadoes, 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.

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.

Bond Insurance Risk Factors

The District has applied for a bond insurance policy to guarantee the schedule payments of principal and interest on the Road Bonds. **The purchase of such Municipal Bond Guaranty Insurance on the Road Bonds by the Initial Purchaser is mandatory** and will be at the expense of the Initial Purchaser, if an insurance policy is purchased, the following are risk factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Road Bonds when all or some becomes due, any owner of the Road 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 Road Bonds by the issuer which is recovered by the issuer from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the provider of the Policy (the “Bond Insurer”) at such time and in such amounts as would have been due absence such prepayment by the District unless the Bond Insurer chooses to pay such amounts at an earlier date.

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

In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Road 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 Road Bonds, no assurance is given that such event will not adversely affect the market price of the Road Bonds or the marketability (liquidity) for the Road Bonds.

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

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

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

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 Road 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 Road Bonds. Prospective purchasers of the Road Bonds should consult with their own tax advisors with respect to any proposed, pending or future legislation.

2025 Legislative Session

The 89th Regular Legislative Session convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor of Texas (the “Governor”) may call one or more special sessions, at the Governor’s discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. During this time, the Legislature may enact laws that materially change current laws affecting ad valorem tax matters, including rollback elections for maintenance tax increases, and other matters which could adversely affect the marketability or market value of the Road Bonds. On June 23, 2025, the Governor called a special session which began on July 21, 2025, and ended on August 15, 2025. No legislation was passed during the first special session. The Governor immediately called a second special session which began

on August 15, 2025, and concluded on September 4, 2025. No legislation affecting property taxes was passed during the second special session, and no third special session has been called at this time. The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

THE ROAD BONDS

General

The following is a description of certain terms and conditions of the Road Bonds, which description is qualified in its entirety by reference to the Road Bond Order of the Board of Directors of the District (the “Board”) authorizing the issuance of the Road Bonds. Copies of the Road Bond Order may be obtained from the District upon written request made to the District’s Financial Advisor, Tierra Financial Advisors, LLC, 1341 Horton Circle, Arlington, Texas, 76011. The Road Bond Order authorizes the issuance and sale of the Road Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Road Bonds by the District.

The Road Bonds are dated July 1, 2026, and will mature on September 1 in the years and in the principal amounts indicated on the inside cover page hereof. The Road Bonds will accrue interest from the date of their initial delivery (the “Delivery Date”), at the stated interest rates indicated on the inside cover page hereof. Interest on the Road Bonds is payable on March 1, 2027, and on each September 1 and March 1 thereafter (each an “Interest Payment Date”) until maturity or prior redemption. The Road Bonds will be issued as fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof. Principal of the Road Bonds will be payable to a Bondholder thereof at maturity or earlier redemption upon presentation of Road Bonds at the principal payment office of Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”). Interest on the Road Bonds will be payable by check, dated as of the interest payment date, and mailed by the Paying Agent/Registrar to Bondholders as shown on the records of the Paying Agent/Registrar at the close of business on the 15th day of the calendar month next preceding each Interest Payment Date (the “Record Date”), or by other such customary banking arrangements as may be acceptable to the Paying Agent/Registrar and the Bondholder at the expense and risk of the Bondholder.

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

Book-Entry-Only System

This section describes how ownership of the Road Bonds is to be transferred and how the principal of, premium, if any, and interest on the Road Bonds are to be paid to and credited by DTC while the Road 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 and the Financial Advisor believe the source of such information to be reliable, but take 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 Road 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 Road 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.

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Road Bonds. The Road 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 will be issued for each maturity of the Road Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest Road Bonds 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 Road Bonds 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 Road Bonds transactions in deposited Road Bonds, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of Road Bonds. Direct Participants include both U.S. and non-U.S. Bonds 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 Bonds 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. Bonds 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 from S&P Global Ratings of AA+. The DTC Rules applicable to its Participants are on file with the Bonds and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Road Bonds under the DTC system must be made by or through Direct Participants, who will receive a credit for the Road Bonds on DTC's records. The ownership interest of each actual purchaser of each Certificate ("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 Road 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 Road Bonds representing their ownership interests in Road Bonds except in the event that use of the book-entry system for the Road Bonds is discontinued. To facilitate subsequent transfers, all Road 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 Road Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Road Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Road 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. Beneficial Owners of Road Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Road Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Certificate documents. For example, Beneficial Owners of Road Bonds may wish to ascertain that the nominee holding the Road Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If fewer than all of the Road Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity 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 the District 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 Road Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Road Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of

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

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

The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the District believes to be reliable, but none of the District or the Financial Advisor take any responsibility for the accuracy thereof. Termination by the District of the DTC Book-Entry-Only System may require consent of DTC Participants under DTC Operational Arrangements.

Use of Certain Terms in Other Sections of this Official Statement

In reading this Official Statement it should be understood that while the Road Bonds are in the book-entry form, references in other sections of this Official Statement to registered owners should be read to include the person for which the DTC Participant acquires an interest in the Road 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 Road Bond Order will be given only to DTC.

Successor Paying Agent/Registrar

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

Registration, Transfer and Exchange

In the event the Book-Entry-Only system is discontinued, the Road Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar in Houston, Texas. A Bond may be assigned by the execution of an assignment form on the Road 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 Road Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Road Bonds of the same maturity in authorized denominations. To the extent possible, new Road Bonds issued in exchange or transfer of Road 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 Road Bonds. New Road 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 Road Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days.

No service charge will be made for any transfer or exchange, but the District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Road Bonds

The Road Bonds maturing on September 1, 2033, and thereafter are subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2032, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Bondholder of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Road Bonds are redeemed at any time, the maturities of the Road Bonds to be redeemed shall be selected by the District. If less than all of the Road Bonds of a certain maturity are to be redeemed, the particular Road Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of \$5,000 within any one maturity. The Bondholder of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Road Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Replacement of Road Bonds

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

Authority for Issuance

At an election held within the District on May 2, 2020, voters in the District authorized a total of \$150,800,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$70,200,000 principal amount of unlimited tax bonds for roads in the District; \$35,100,000 principal amount of unlimited tax refunding bonds for the purpose of acquiring and constructing the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District.

The Road Bonds are issued pursuant to (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8075 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) the Road Bond Order, and (iv) an election held within the District on May 2, 2020.

Source of Payment

The Road Bonds are payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Road Bond Order, the District covenants to levy a sufficient tax to pay principal of and interest on the Road Bonds, with full allowance being made for delinquencies, costs of collections, and certain fees. Tax proceeds, after deduction for collection costs, will be placed in the Debt Service Fund and used solely to pay principal of and interest on the Road Bonds, and additional bonds payable from taxes which may be issued.

The Road Bonds are obligations solely of the District and are not the obligations of the State of Texas, Brazoria County, Texas, Fort Bend County, Texas, the City of Alvin, Texas, the City of Iowa Colony, Texas; or any entity other than the District.

Issuance of Additional Debt

The District may issue additional bonds with the approval of the TCEQ (with respect to the bonds for the Utility System or for parks and recreation) necessary to provide improvements and facilities consistent with the purposes for which the District was created. The District's voters have authorized the District's issuance of \$150,800,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$70,200,000 principal amount of unlimited tax bonds

for the purpose of acquiring or constructing the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District.

The Road Bonds represent the fifth series of bonds issued by the District for the Road System. After issuance of the Road Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$109,735,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System; \$75,400,000 principal amount of unlimited tax refunding bonds for the Utility System; \$45,390,000 principal amount of unlimited tax bonds for the Road System; \$35,100,000 principal amount of unlimited tax refunding bonds for the Road System; \$22,100,000 principal amount of unlimited tax bonds for recreational or park facilities in the District; and \$11,050,000 principal amount of unlimited tax refunding bonds for recreational or park facilities in the District. 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 Road Bond Order. The Road Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and, in the case of bonds for the Utility System or for parks and recreation, approved by the TCEQ).

Following the issuance of the Road Bonds, the District will owe the Developer approximately \$26 million for the existing Utility System, the Road System and recreational or park facilities.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park bond application for the issuance of bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. The District has not considered the preparation of a parks bond application at this time. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent (1%) of the value of the taxable property in the District; however, the outstanding principal amount of such bonds may exceed one percent (1%) but not three percent (3%) of the value of the taxable property in the District if the District has (i) a ratio of debt to certified assessed valuation of ten percent (10%) or less; (ii) a credit rating that conforms to the TCEQ rules; (iii) a credit enhanced rating on the District's bond issue that conforms to the TCEQ rules; or (iv) a contract with a political subdivision or an entity acting on behalf of a political subdivision under which the subdivision or the entity agrees to provide to the District taxes or other revenues, as consideration for the District's development or acquisition of the facility, including a contract under Section 49.108 of the Texas Water Code, as amended.

The District does not intend to issue any additional unlimited tax bonds in the current calendar year.

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets, such as cash and the utility system, with the water and wastewater systems of districts with which it is consolidating as well as its liabilities (which would include the Road Bonds). No representation is made concerning the likelihood of consolidation, but the District is not contemplating consolidation.

No Arbitrage

The District will certify, on the date of delivery of the Road Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Road Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Road Bonds will not be used in a manner that would cause the Road Bonds, or any portion of the Road 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 Road 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 Road Bonds are delivered and paid for regarding the amount and use of the proceeds of the Road Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Road Bonds, regulate investment of proceeds of the Road Bonds and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Road Bonds, as may be required so that the Road Bonds shall not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

Defeasance

The Road Bond Order provides that the District may discharge its obligations to the Bondholders of any or all of the Road 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 Road Bonds to maturity or redemption of (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 or 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 Road Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form, and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Road Bonds. If any of such Road 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 Road Bond Order.

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

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

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is quoted 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 un-matured interest coupons attached to them.

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

No representation is made that the Road 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 Road Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Road Bonds as to the suitability or acceptability of the Road Bonds for investment or collateral purposes.

Bondholders' Remedies

The Road Bond Order contains a covenant that while any part of the Road Bonds is outstanding, there shall be assessed, levied, and collected a direct, continuing, 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 Road Bonds issued for the Utility System, and any additional tax bonds when due and to pay the expenses necessary in collecting taxes. Texas law and the Road Bond Order provides that in the event that the District defaults in the payment of the principal of or interest on any of the Road Bonds when due, fails to make debt service payments, or defaults in the observance or performance of any of the covenants, conditions, or obligations set forth in the Road 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 Road 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 Road 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 Road 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 Road 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 Road 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 Bond Order. Such remedy might need to be enforced on a periodic basis. The enforcement of a claim for payment on the Road 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 principals of equity. See "RISK FACTORS – Bondholders' Remedies," and "RISK FACTORS – Bankruptcy Limitation to Bondholders' Rights."

Use and Distribution of Road Bond Proceeds

A portion of the proceeds from the sale of the Road Bonds will be used to reimburse the Developer (hereinafter defined) for the construction costs set out below. In addition, a portion of the proceeds from the Road Bonds will be used to pay developer interest and certain other costs associated with the issuance of the Road Bonds.

Construction Costs

A. Developer Contribution Items

1. Paving & Appurtenances to Serve Caldwell Ranch Section 5	\$ 207,292
2. Paving & Appurtenances to Serve Caldwell Ranch Section 7	\$ 1,749,945
3. Signal Installation & Roadway Improvements to Serve FM 521 at Sienna Point	\$ 1,168,893
4. Engineering Fees	\$ 316,351
5. Testing Fees	\$ 91,760
6. Engineering Reports	\$ 25,055
7. Land Acquisition	\$ 307,557
8. Land Carrying Costs	<u>\$ 73,350</u>
Total Developer Contribution Items	\$ 3,940,203
Total Construction Costs	\$ 3,940,203

Non-Construction Costs

1. Legal Fees	\$ 110,000
2. Fiscal Agent Fees	\$ 50,000
3. Interest Costs	
a. Developer Interest (up to 5 years @ 5.00%)	\$ 735,510
4. Bond Discount	\$ 100,000
5. Bond Issuance Expenses	\$ 44,287
6. Bond Application Costs	\$ 15,000
7. Attorney General's Fee	<u>\$ 5,000</u>
Total Non-Construction Costs	\$ 1,059,797
Total Bond Issue Requirement	\$ 5,000,000

Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and the Financial Advisor (hereinafter defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor.

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

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THE DISTRICT

Authority

The District is a municipal utility district created by acts of the 86th Texas Legislature, codified as Chapter 8076, Special District Local Laws Code, under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies partially within the extra-territorial jurisdiction (“ETJ”) of the City of Alvin, Texas, partially within the ETJ of the City of Iowa Colony, Texas, and partially within no city’s ETJ or corporate limits, is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water and public roads. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities, public roads or recreational or park facilities. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the TCEQ and the voters of the District.

Description

The District is 698.9 acres located in the southeast Houston metropolitan area, approximately 21 miles southwest of downtown Houston and approximately 3 miles south of the intersection of Texas State Highway 6 and FM 521. The District is in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, the William Hall Survey, Abstract 713 in Brazoria County, Texas, as well as the H.T.&B. R.R. Co. Lot 68, Abstract 561 in Brazoria County, Texas. The property lies partially within the ETJ of the City of Alvin, Texas, partially within the ETJ of the City of Iowa Colony, Texas, and partially within no city’s ETJ or corporate limits.

Management of the District

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

Name	Position	Term Expires May
Afolake Cannon	President	2030
Corinne Haworth	Vice President	2028
Julien Gilles	Secretary	2030
Qiunan Chang	Asst. Secretary	2028
Erika Gibson	Asst. Secretary	2030

Investment Policy

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

Consultants

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

Bond Counsel and General Counsel: The District has engaged Coats Rose, P.C., Houston, Texas, as general counsel to the District and as bond counsel (“Bond Counsel”) in connection with the issuance of the Road Bonds. The fees to

be paid Bond Counsel in connection with the issuance of the Road Bonds are contingent upon the sale and delivery of the Road Bonds. See “LEGAL MATTERS.”

Disclosure Counsel: Orrick, Herrington & Sutcliffe LLP, Houston, 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 Road Bonds is contingent on the issuance, sale and delivery of the Road Bonds.

Financial Advisor: Tierra Financial Advisors, LLC is engaged as financial advisor to the District in connection with the issuance of the Road Bonds. The Financial Advisor’s fee for services rendered with respect to the sale of the Road Bonds is contingent upon the issuance and delivery of the Road 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. Tierra Financial Advisors, LLC is a wholly owned subsidiary of D.R. Horton. See “RELATIONSHIP AMONG THE PARTIES” herein.

Tax Assessor/Collector: The tax assessor/collector for the District is Utility Tax Service, LLC (the “Tax Assessor/Collector”).

Bookkeeper: The District’s bookkeeper is Myrtle Cruz, Inc. (the “Bookkeeper”).

Auditor: The District engaged McGrath & Co., PLLC to audit its financial statements for the fiscal year ended March 31, 2025. McGrath & Co., PLLC was not requested to perform any updating procedures subsequent to the date of its audit opinion on the March 31, 2025 financial statements. See “APPENDIX A – Financial Statements of the District.”

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

DEVELOPMENT OF THE DISTRICT

Status of Development within the District

The District has been developed as Caldwell Ranch, a single family residential community. Development in the District includes 1,787 single-family residential lots on approximately 371.9 acres. As of April 1, 2026, the District consisted of 1,787 completed homes as well as 2 model homes. Development is at full build-out. Homes in the District sold for prices ranging from approximately \$200,000 to \$373,000.

In addition to the development described above, the Developer constructed a recreation center, which has a pool, restrooms and open spaces on approximately 11 acres in the District. The remainder of the District is comprised of approximately 327 acres of street right-of-way, easements, drainage, floodway, open spaces and utility sites, including the 4.3 acres devoted to the recreation center.

Homebuilder within the District

D.R. Horton has completed building single-family homes in the District. Homes in the District sold for prices ranging from approximately \$200,000 to \$373,000 and have sizes from approximately 1,300 to over 2,700 square feet.

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**PHOTOGRAPHS OF THE DISTRICT
MAY 2025**



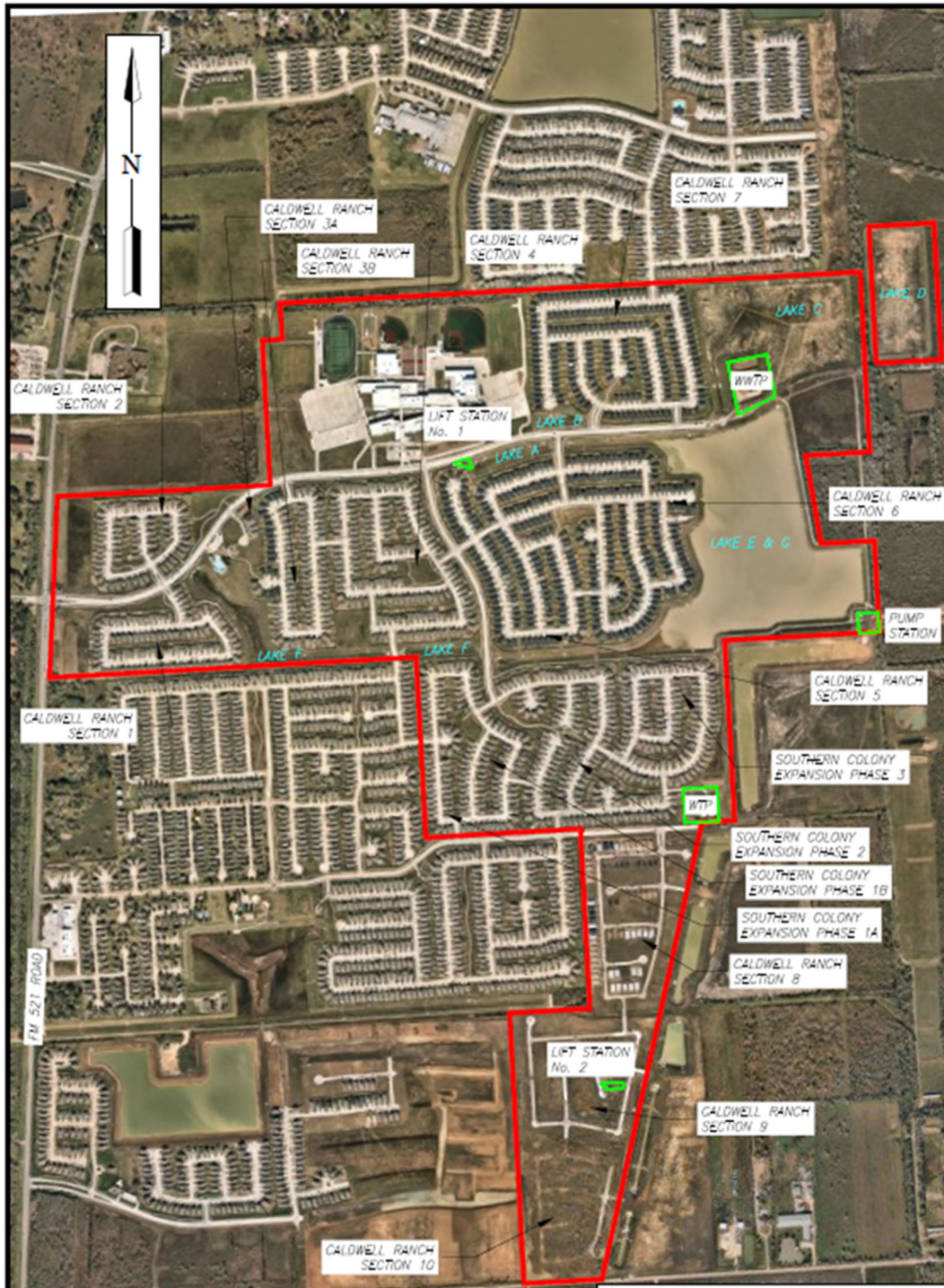
**PHOTOGRAPHS TAKEN IN THE DISTRICT
MAY 2025**



**PHOTOGRAPHS TAKEN IN THE DISTRICT
MAY 2025**



AERIAL MAP OF CALDWELL RANCH



PRINCIPAL LANDOWNER/DEVELOPER

Role of the Developer

In general, the activities of a developer in a municipal utility district such as the District include purchasing the land within the District, designing the subdivision, designing the utilities and streets to be constructed in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In most instances, the developer will be required to pay up to thirty percent (30%) of the cost of constructing certain of the water, wastewater, and drainage facilities in a municipal utility district pursuant to the rules of the TCEQ. The relative success or failure of a developer to perform such activities in development of the property within a municipal utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

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

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

The Developer and Principal Landowner

The Developer is a subsidiary of and controlled by D.R. Horton, Inc., which 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 the Developer 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 the Developer, or to pay any other obligations of the District. Further, neither the Developer nor D.R. Horton, Inc. is responsible for, is liable for or has made any commitment for payment of the Road Bonds or other obligations of the District, and the inclusion of such financial statements and description of financial arrangements herein should not be construed as an implication to that effect. Neither the Developer nor D.R. Horton, Inc. has any legal commitment to the District or owners of the Road Bonds to continue development of the land within the District and the Developer may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the financial condition of the Developer and D.R. Horton, Inc. is subject to change at any time. Because of the foregoing, financial information concerning the Developer and D.R. Horton, Inc. will neither be updated nor provided following issuance of the Road Bonds.

The Developer has obtained financing of upfront proceeds for the eligible reimbursements in the development from proceeds of \$48.36 million of bonds issued by the National Finance Authority (the “NFA Bonds”), which are secured in part by the sale and assignment of Developer’s right to receive proceeds from the future sale of unlimited tax bonds issued by the District. The District delivered a Letter of Representations and Certifications for Tax Purposes to the NFA with respect to the issuance of the NFA Bonds. According to the Developer, Developer is currently in compliance with all material representations and certifications made with respect to the NFA Bonds and has made the necessary certifications required by the Texas Attorney General ensuring the proceeds of the Road Bonds are being used for lawful purposes authorized under Texas law.

THE UTILITY SYSTEM

Regulation

According to the District’s Engineer, the Utility System has been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities, including, among others, the TCEQ, the City of Alvin, the City of Iowa Colony, Brazoria County, Fort Bend County, the Fort Bend Drainage District, and Brazoria Drainage District No. 4.

The District, which lies within the ETJ of the City of Alvin and partially in the ETJ of the City of Iowa Colony, is subject to the continuing supervisory jurisdiction of the TCEQ.

Operation of the Utility System is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. The total number of equivalent single-family connections (“ESFCs”) estimated at this time for the District upon the full development of its approximately 652.626 acres is approximately 1,973 with a total estimated population of 4,100. The following descriptions are based upon information supplied by the District’s Engineer.

Water Supply

Groundwater: The District currently obtains its water from capacity purchased in Fort Bend County Municipal Utility District No. 131’s (“MUD 131”) water plant, which obtains its water supply from groundwater. The District entered into a Joint Water Supply Agreement dated October 22, 2019 with MUD 131 to purchase 408 ESFCs of water capacity in their MUD 131 plant. The Fort Bend County Subsidence District issued permits for the water plant in MUD 131 and has permitted groundwater withdrawal sufficient in the volume to serve MUD 131 and the capacity purchased by the District. The District has also constructed its own water supply plant to serve the remainder of the connections in the District. The remaining connections in the District will be served by the District’s Water Supply Plant No. 1 located in the District. The ultimate phase of the plant was completed in February 2023 and serves 1,475 ESFCs. The District upgraded the booster pumps in October 2025 bringing the water plant capacity to 1929 ESFCs. Including the 408 ESFCs from MUD 131, total capacity for the District will be 2,337 ESFCs which is sufficient to serve the entire District. Additionally, the remote was brought online in February 2025.

Surface Water: This District lies within the boundaries of the Fort Bend Subsidence District (“FBSD”). The FBSD regulates groundwater withdrawal via annual permit to authorize the District to pump groundwater. The FBSD intends to reduce the use of groundwater through conversion to alternative water sources, such as surface water, through its District Regulatory Plan. According to the District Regulatory Plan, the District is subject to disincentive fees for non-compliance. The District joined the North Fort Bend Water Authority Groundwater Reduction Plan for continued compliance with the District Regulatory Plan on May 26, 2021.

Wastewater Treatment

The District has entered into the First Amended and Restated Wastewater Treatment Facilities Agreement, dated November 15, 2019, with MUD 131 and Fort Bend County Municipal Utility District No. 189, whereby the Joint Wastewater Treatment Plant operated by MUD 131 was expanded to 640,000 gpd (“Phase III Expansion”), of which 240,000 gpd is allotted to the District. The Phase III Expansion serves 1,206 connections, of which 408 connections are allotted to the District.

The remaining connections in the District are served by a package wastewater treatment plant located within the District leased from AUC Group, L.P. The ultimate phase of the plant was completed in September 2023, has a capacity of 500,000 gpd and serves 1,587 ESFCs which will be sufficient to serve the rest of the District.

Storm Water Drainage

Natural Drainage: In undeveloped state, the land in the District sheet flows in an east-southeast direction to the West Fork of Chocolate Bayou. Detention ponds were constructed within the District to provide a point of outfall for internal storm sewers. The detention ponds ultimately outfall into the West Fork of Chocolate Bayou. Chocolate Bayou outfalls into Galveston Bay.

Drainage System Improvements: Detention ponds were constructed to collect storm water runoff from the residential sections. The detention ponds outfall to the West Fork of Chocolate Bayou and ultimately into Galveston Bay.

100-Year Flood Plain

The District land is outside the 100-year flood plain according to FEMA Floodplain Maps panel 48039C0105K dated December 30, 2020 for Brazoria County and 48157C0455L dated April 2, 2014 for Fort Bend County.

THE ROAD SYSTEM

The road system currently includes two collector streets named Caldwell Ranch Boulevard and Waller Crossing Drive. Caldwell Ranch Boulevard currently connects west to FM 521 and will connect east to CR 383 in the future to provide access to and from the District.

Internal circulation within the different subdivisions is provided by the local streets connecting to Waller Crossing Drive.

All streets throughout the District have been designed and constructed according to the design criteria and specifications established by the City of Alvin, the City of Iowa Colony, Brazoria County, and Fort Bend County. Streets have been constructed with reinforced concrete pavement with curbs on lime stabilized subgrade. Fort Bend County is responsible for ongoing maintenance of public roads in the District except for a portion of Caldwell Ranch Boulevard which will be under Brazoria County maintenance once accepted.

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GENERAL FUND OPERATING STATEMENT

The following is a summary of the District’s general fund activity for the fiscal years ended March 31, 2022 through March 31, 2026. The summary has been prepared by the Bookkeeper based upon information obtained from the District’s audited financial statements. Reference is made to such statements for further and more complete information. See “APPENDIX A – Financial Statements of the District.”

General Fund Revenues, Expenditures and Changes in Fund Balance

	<u>March 31, 2026</u> ^(a)	<u>March 31, 2025</u>	<u>March 31, 2024</u>	<u>March 31, 2023</u>	<u>March 31, 2022</u>
Revenues:					
Water Service	\$ 748,206	\$ 500,272	\$ 476,207	\$ 372,235	\$ 149,631
Sewer Service	807,752	796,525	630,678	518,086	194,096
Property Taxes	2,253,400	2,002,838	1,756,240	1,033,322	279,560
Penalties and Interest	56,918	126,835	96,725	67,786	33,035
Groundwater Reduction Plan Fees	1,038,726	909,196	867,187	573,186	175,420
Tap Connection and Inspection	68,252	545,533	657,551	988,325	920,838
Miscellaneous	35,826	49,535	62,179	38,282	42,746
Investment Earnings	175,278	133,809	69,583	19,414	295
TOTAL REVENUES	\$ 5,184,359	\$ 5,063,543	\$ 4,616,350	\$ 3,610,636	\$ 1,795,621
Expenditures:					
Current Service Operations					
Purchased Services	\$ 402,100	\$ 466,664	\$ 544,055	\$ 551,177	\$ 225,902
Professional Fees	148,450	93,215	89,458	101,780	74,687
Contracted Services	658,977	797,638	861,705	1,206,103	538,051
Repairs and Maintenance	652,371	1,011,412	561,092	447,307	207,636
Utilities	126,453	102,163	99,823	41,105	9,402
Regional Water Authority Fees	1,023,488	716,379	651,128	351,616	85,038
Administrative	210,062	136,750	108,564	86,240	61,395
Other	22,517	19,894	17,828	72,460	26,236
Capital					
Capital Outlay	-	272,609	-	-	-
Right-to-use Leased Asset	-	-	-	1,221,794	-
Debt Service					
Lease - Principle	324,000	263,641	216,123	112,649	-
Lease - Interest	-	60,359	54,077	22,844	-
TOTAL EXPENDITURES	\$ 3,568,418	\$ 3,940,724	\$ 3,203,853	\$ 4,215,075	\$ 1,228,347
Revenues Over (Under) Expenditures	\$ 1,615,941	\$ 1,122,819	\$ 1,412,497	\$ (604,439)	\$ 567,274
Developer Advances	\$ -	\$ -	\$ -	\$ 45,000	\$ 23,500
Insurance Proceeds	\$ -	\$ 143,536	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ 2,873,382	\$ 1,607,027	\$ 194,530	\$ 753,969	\$ 163,195
Ending Fund Balance	\$ 4,489,323	\$ 2,873,382	\$ 1,607,027	\$ 194,530	\$ 753,969

^(a) Unaudited. Provided by the District's bookkeeper.

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DISTRICT DEBT

2025 Certified Assessed Valuation	\$ 496,324,907 ^(a)
Estimated Assessed Valuation as of November 1, 2025	\$ 505,012,720 ^(b)
Direct Debt:	
The Outstanding Utility Bonds (as of April 1, 2026)	\$ 40,030,000
The Outstanding Road Bonds (as of April 1, 2026)	\$ 19,240,000
The Road Bonds	<u>\$ 5,000,000</u>
Total	\$ 64,270,000
Estimated Overlapping Debt	<u>\$ 21,072,850^(c)</u>
Total Direct and Estimated Overlapping Debt	\$ 85,342,850 ^(c)
Direct Debt Ratio:	
As a percentage of 2024 Certified Assessed Valuation	12.95%
As a percentage of Estimated Assessed Valuation as of November 1, 2025	12.73%
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Certified Assessed Valuation	17.19%
As a percentage of Estimated Assessed Valuation as of November 1, 2025	16.90%
Operating Fund (as of April 14, 2026)	\$ 4,010,914
Utility Bond Debt Service Fund	\$ 2,966,020 ^(d)
Road Bond Debt Service Fund	\$ 1,324,854 ^(e)
2025 Tax Rate:	
Utility System Debt Service	\$ 0.56
Road System Debt Service	\$ 0.28
Maintenance & Operations	<u>\$ 0.46</u>
Total	\$ 1.30
Estimated Average Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2026 – 2051)	\$ 4,051,698
Estimated Maximum Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2047)	\$ 4,755,763
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on Outstanding Bonds and the Road Bonds (2025 - 2051):	
Based on 2025 Certified Assessed Valuation at 95% Collections	\$ 0.86
Based on Estimated Assessed Valuation as of November 1, 2025 at 95% Collections	\$ 0.85
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on Outstanding Bonds and the Road Bonds (2047):	
Based on 2025 Certified Assessed Valuation at 95% Collections	\$ 1.01
Based on Estimated Assessed Valuation as of November 1, 2025 at 95% Collections	\$ 1.00

^(a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Brazoria County Appraisal District and the Fort Bend Central Appraisal District (collectively, the “Appraisal Districts”). See “TAX DATA” and “TAXING PROCEDURES.”

^(b) Provided by the Appraisal Districts for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of November 1, 2025 and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025 to November 1, 2025. No taxes will be levied on this estimated value. See “TAX DATA” and “TAXING PROCEDURES.”

^(c) See “DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement.”

^(d) Neither Texas law nor the Utility Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund (defined herein). The funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Utility Bonds, and any other bonds issued for the purpose of acquiring or constructing the Utility System.

^(e) Neither Texas law nor the Road Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund (defined herein). The funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Road Bonds, and any other bonds issued for the purpose of acquiring or constructing the Road System. The above amount is estimated at an assumed interest rate of 5.00%.

Combined Debt Service Requirement Schedule

The following schedule sets forth the estimated combined debt service requirements on the Outstanding Bonds and the Road Bonds, plus the estimated principal and interest requirements on the Road Bonds.

Year Ending 12/31	Outstanding Debt Service ^(a)	The Road Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2026	\$ 1,776,500	\$ -	\$ -	\$ -	\$ 1,776,500
2027	4,170,063	-	281,250	281,250	4,451,313
2028	4,150,244	110,000	250,000	360,000	4,510,244
2029	4,130,363	120,000	244,500	364,500	4,494,863
2030	4,100,425	125,000	238,500	363,500	4,463,925
2031	4,076,150	130,000	232,250	362,250	4,438,400
2032	4,047,075	135,000	225,750	360,750	4,407,825
2033	4,033,831	145,000	219,000	364,000	4,397,831
2034	4,042,119	150,000	211,750	361,750	4,403,869
2035	4,058,744	160,000	204,250	364,250	4,422,994
2036	4,090,778	165,000	196,250	361,250	4,452,028
2037	4,112,797	175,000	188,000	363,000	4,475,797
2038	4,133,763	185,000	179,250	364,250	4,498,013
2039	4,159,500	190,000	170,000	360,000	4,519,500
2040	4,193,931	200,000	160,500	360,500	4,554,431
2041	4,221,475	210,000	150,500	360,500	4,581,975
2042	4,247,031	220,000	140,000	360,000	4,607,031
2043	4,269,188	235,000	129,000	364,000	4,633,188
2044	4,298,041	245,000	117,250	362,250	4,660,291
2045	4,318,347	255,000	105,000	360,000	4,678,347
2046	4,364,881	270,000	92,250	362,250	4,727,131
2047	4,392,013	285,000	78,750	363,750	4,755,763
2048	3,548,163	300,000	64,500	364,500	3,912,663
2049	2,382,238	315,000	49,500	364,500	2,746,738
2050	1,047,500	330,000	33,750	363,750	1,411,250
2051	-	345,000	17,250	362,250	362,250
Total	\$96,365,157	\$ 5,000,000	\$ 3,979,000	\$ 8,979,000	\$ 105,344,157

^(a) Outstanding Debt Service as of April 1, 2026.

Estimated Average Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2025 - 2051)	\$ 4,051,698
Estimated Maximum Annual Debt Service Requirements on Outstanding Bonds and the Road Bonds (2047)	\$ 4,755,763

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Direct and Estimated Overlapping Debt Statement

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

Brazoria County

Taxing Jurisdiction	Outstanding Debt April 1, 2026 ^(b)	Overlapping	
		Percent	Amount
Alvin Independent School District	\$ 1,002,700,000	0.00%	\$ 33,933
Brazoria County	100,855,000	0.00%	860
Total Estimated Overlapping Debt			\$ 34,793

Fort Bend County

Taxing Jurisdiction	Outstanding Debt April 1, 2026 ^(b)	Overlapping	
		Percent	Amount
Fort Bend Independent School District	\$ 1,816,645,000	0.95%	\$ 17,220,180
Fort Bend County	997,120,706	0.38%	3,817,877
Total Estimated Overlapping Debt			\$ 21,038,057
District Debt ^(a)			\$ 64,270,000
Total Direct & Estimated Overlapping Debt ^(a)			\$ 85,342,850

^(a) Includes the Road Bonds.

^(b) Source: Texas MAC.

Debt Ratios

Ratio of Combined Direct Debt:	
As a Percentage of 2025 Certified Assessed Valuation.....	12.95%
As a percentage of Estimated Assessed Valuation as of November 1, 2025.....	12.73%
Ratio of Direct and Estimated Overlapping Debt:	
As a Percentage of 2025 Certified Assessed Valuation.....	17.19%
As a percentage of Estimated Assessed Valuation as of November 1, 2025.....	16.90%

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TAXING PROCEDURES

Authority to Levy Taxes

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

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the “Property Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Code are complex and are not fully summarized herein.

The Property Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Brazoria County Appraisal District and the Fort Bend Central Appraisal District (together, the “Appraisal Districts”) have the responsibility of appraising property for all taxing units within Brazoria and Fort Bend Counties, including the District. Such appraisal values will be subject to review and change by the Brazoria County Appraisal Review Board and the Fort Bend County Appraisal Review Board (together, the “Appraisal Review Boards”). The appraisal rolls, as approved by the Appraisal Review Boards, will be used by the District in establishing its tax rolls and tax rate.

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 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. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an exemption for the full value of the veteran’s residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised

value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

Residential Homestead Exemptions: The Property Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised 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 District has never adopted a general homestead exemption but adopted a \$5,000 homestead exemption for over 65 and disabled residents for 2025.

Freeport Goods and Goods-in-Transit Exemption: Freeport goods are goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas and other petroleum products, which have been acquired or brought into the state for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes, or used to repair or maintain aircraft of a certified air carrier, and shipped out of the state within one hundred seventy-five (175) days. Freeport goods are exempt from taxation by the District. Article VIII, Section 1-n of the Texas Constitution provides for the exemption from taxation of "goods-in-transit." "Goods-in-transit" is defined by a provision of the Tax Code, which is effective for tax year 2016 and prior applicable years, as personal property acquired or imported into Texas and transported to another location in the State or outside the State within 175 days of the date the property was acquired or imported into Texas. The exemption excludes oil, natural gas, petroleum products, aircraft and special inventory. For tax year 2016 and subsequent years, such Goods-in-Transit Exemption is 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 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. The Tax Code provision permits local governmental entities, on a local option basis, to take official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax goods-in-transit during the following tax year. The District has taken action to tax Goods-in-Transit. A taxpayer may receive only one of the Freeport exemptions or the goods-in-transit exemptions for items of personal property.

Tax Abatement

The City of Alvin, Texas, City of Iowa Colony, Texas and Brazoria County, Texas or Fort Bend County, Texas, as appropriate, under Chapter 312, Texas Tax Code may designate all or part of the area within the District as a reinvestment zone. Thereafter, the City of Alvin, Texas, City of Iowa Colony, Texas, and Brazoria County, Texas or Fort Bend County, Texas may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions.

At this time, the City of Alvin, Texas, City of Iowa Colony, Texas, and Brazoria County, Texas or Fort Bend County, Texas have not designated any of the area within the District as a reinvestment zone.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal Districts 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 Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Code. Nevertheless, certain land may be appraised at less

than market value, as such is defined in the Property Code. The Texas Constitution limits increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property.

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

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 real property in the Appraisal District at least once every three years. It is not known what frequency of reappraisal 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 formally to include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% 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.

Unless extended by the Legislature, through December 31, 2026 an appraisal district is prohibited from increasing the appraised value of real property during the 2026 tax year on certain non-homestead properties (the "Subjected Property") whose appraised values are not more than \$5.32 million dollars (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. The maximum property value may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in the consumer price index, as applicable, to the maximum property value.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units (such as the District) may appeal orders of the Appraisal Review Board by filing a petition for review in State district court. In such event, the value of 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 Appraisal Districts to comply 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.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional twenty percent (20%) penalty for collection costs. A delinquent tax on personal property incurs an additional twenty percent (20%) penalty, 60 days after the date the taxes become delinquent (April 1). For those taxes billed at a later date and that become delinquent on or after June 1, they will also incur an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, may be rejected.

Rollback of Operation and Maintenance Tax Rate

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

Special Taxing Units

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

Developed Districts

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's maintenance and operations tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor or the President (herein defined), 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 maintenance and operations tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax

year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the maintenance and operations tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's maintenance and operations tax rate.

The District

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

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year 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 proceeding which restrict the collection of taxpayer debts. See "RISK FACTORS – Tax Collection and Foreclosure Proceedings" and "– Bondholders' Remedies."

The ability of the District to collect delinquent taxes by foreclosure may be adversely affected by the amount of taxes owed to other taxing units, the foreclosure sale price attributable to market conditions, the taxpayer's right to redeem the property within six (6) months of foreclosure (two (2) years in the case of residential or agricultural property), or by bankruptcy proceedings which restrain the collection of a taxpayer's debts or modify such debts. The Financial Institutions Reform, Recovery and Enforcement Act of 1989 contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of two annual ad valorem taxes, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Road Bonds (and any future tax-supported bonds which may be issued from time to time as authorized). Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Road Bond Order to assess and levy for each year that all or any part of the Road Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Road 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. In 2024, the District levied a maintenance tax of \$0.46.

Tax Rate Limitation

Utility Debt Service:..... Unlimited (no legal limit as to rate or amount).
 Road Debt Service:..... Unlimited (no legal limit as to rate or amount).
 Maintenance and Operation General: \$1.50 per \$100 assessed taxable valuation.
 Maintenance and Operation Road: \$1.50 per \$100 assessed taxable valuation.
 Maintenance and Operation Recreation: \$0.10 per \$100 assessed taxable valuation.

Debt Service Taxes

The Board covenants in the Road Bond Order to levy and assess, for each year that all or any part of the Road Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Road Bonds. In 2025, the District levied a Road System debt service tax of \$0.28 and a Utility System debt service tax of \$0.56.

Maintenance Taxes

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District’s improvements if such maintenance tax is authorized by vote of the District’s electors. The Board is authorized by the District’s voters to levy such maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Road Bonds and any parity bonds which may be issued in the future. In 2025, the District levied a maintenance tax of \$0.46 per \$100 of assessed valuation.

Tax Exemption

The District has adopted a \$5,000 resident homestead exemption from ad valorem taxation to those who are disabled or are sixty-five (65) years of age or older, as authorized by Section 11.13 of the Property Tax Code, for the 2025 tax year.

Additional Penalties

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

Historical Tax Collections

The following table illustrates the collection history of the District for the 2021 through 2025 tax years.

Tax Year	Assessed Valuation	Tax Rate/ \$100	Adjusted Levy	Collections	% Collected Current Year	Tax Year Ending 9/30	% Collected
2021	\$ 19,234,695	1.50	\$ 288,520	\$ 288,520	100.00	2022	100.00
2022	\$141,429,289	1.50	\$2,121,439	\$2,121,439	100.00	2023	100.00
2023	\$292,314,682	1.40	\$4,092,406	\$4,090,840	99.99	2024	99.96
2024	\$405,295,375	1.35	\$5,471,488	\$5,458,131	99.76	2025	99.76
2025	\$496,324,907	1.30	\$6,452,224	\$6,254,661	97.11	2026	97.11

Tax Rate Distribution

The following table sets out the components of the District’s tax levy for the 2021 through 2025 tax years.

	2025	2024	2023	2022	2021
Utility System Debt Service	\$ 0.560	\$ 0.600	\$ 0.500	\$ 0.500	\$ -
Road System Debt Service	0.280	0.250	0.300	0.250	-
Maintenance & Operations	0.460	0.500	0.600	0.750	1.500
Total	\$ 1.300	\$ 1.350	\$ 1.400	\$ 1.500	\$ 1.500

Analysis of Tax Base

The following represents the types of property comprising the District assessed taxable value for the 2021 through 2025 tax years.

BRAZORIA COUNTY

Type of Property	2025 Assessed Valuation	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation
Land	\$ 708,010	\$ 618,740	\$ 618,740	\$ 470,180	\$ 610,370
Improvements	-	-	-	-	-
Personal Property	-	-	-	-	-
Ag Productivity	-	3,670	3,370	3,580	3,670
Exemptions	<u>(191,840)</u>	<u>(191,840)</u>	<u>(191,840)</u>	<u>-</u>	<u>-</u>
Total	\$ 516,170	\$ 430,570	\$ 430,270	\$ 473,760	\$ 614,040

FORT BEND COUNTY

Type of Property	2025 Assessed Valuation	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation
Land	\$ 151,056,293	\$ 131,112,846	\$ 81,191,887	\$ 35,378,590	\$ 11,439,060
Improvements	508,591,154	434,515,228	278,463,325	156,460,500	27,219,812
Personal Property	354,461	328,749	159,544	-	-
Ag Productivity	-	3,485	4,339	4,220	4,580
Exemptions	<u>(164,193,171)</u>	<u>(161,095,503)</u>	<u>(67,934,683)</u>	<u>(50,887,781)</u>	<u>(20,042,797)</u>
Total	\$ 495,808,737	\$ 404,864,805	\$ 291,884,412	\$ 140,955,529	\$ 18,620,655

Principal Taxpayers

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

BRAZORIA COUNTY

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of District 2025 Value
D.R. Horton ^(a)	Land & Improvements	\$ 403,848	78.24%
258 Colony Investments LLC	Land & Improvements	108,432	21.01%
Individual	Land & Improvements	2,898	0.56%
Individual	Land & Improvements	992	0.19%
Total		\$ 516,170	100.00%

^(a) See "PRINCIPAL LANDOWNER/DEVELOPER."

FORT BEND COUNTY

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of District 2025 Value
Texas Uprise Properties LP	Land & Improvements	\$ 1,977,276	0.40%
DR Horton - Texas LTD ^(a)	Land & Improvements	1,917,613	0.39%
Individual	Land & Improvements	122,165	0.02%
Individual	Land & Improvements	854,180	0.17%
Individual	Land & Improvements	807,023	0.16%
Individual	Land & Improvements	641,213	0.13%
Individual	Land & Improvements	634,325	0.13%
VR Realty Group LLC	Land & Improvements	619,699	0.12%
Individual	Land & Improvements	610,990	0.12%
Individual	Land & Improvements	582,437	0.12%
Total		\$ 8,766,921	1.77%

^(a) See "PRINCIPAL LANDOWNER/DEVELOPER."

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Valuation which would be required to meet certain debt service requirements on the Road Bonds if no growth in the District’s tax base occurs beyond the 2025 Certified Assessed Valuation (\$496,324,907) or the Estimated Assessed Valuation as of November 1, 2025 (\$505,012,720). The calculations assume collection of 95% of taxes levied, the sale of the Road Bonds but not the sale of any additional bonds.

Combined Estimated Average Annual Debt Service Requirements (2026 - 2051).....	\$4,051,698
Tax Rate of \$0.86 on the 2025 Certified Assessed Valuation produces.....	\$4,054,974
Tax Rate of \$0.85 on the Estimated Assessed Valuation as of November 1, 2025	\$4,077,978
Combined Estimated Maximum Annual Debt Service Requirements (2047).....	\$4,755,763
Tax Rate of \$1.01 on the 2025 Certified Assessed Valuation produces.....	\$4,762,237
Tax Rate of \$1.00 on the Estimated Assessed Valuation as of November 1, 2025	\$4,797,621

Estimated Overlapping Taxes

Property located within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, ad valorem taxes levied by each taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions (see “DISTRICT DEBT –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 below is a compilation of all 2025 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

Brazoria County

Taxing Jurisdiction	2025 Tax Rate Per \$100 of Assessed Value
The District	\$ 1.300000
Brazoria County Drainage District # 4	0.113276
Road and Bridge Fund	0.042210
Alvin CCD	0.156543
Alvin ISD	1.150000
Brazoria County	0.262548
Total Tax Rate for the District	\$ 3.024577

Fort Bend County

Taxing Jurisdiction	2025 Tax Rate Per \$100 of Assessed Value
The District	\$ 1.300000
Fort Bend County	0.412000
Fort Bend Drainage	0.010000
Fort Bend ESD 7	0.098479
Fort Bend ISD	1.056900
Total Tax Rate for the District	\$ 2.877379

LEGAL MATTERS

Legal Opinions

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

No-Litigation Certificate

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

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Road Bonds, and of the District to deliver the Road Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Road Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District subsequent

to the date of sale from that set forth or contemplated in the Official Statement, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

Tax Exemption

On the date of initial delivery of the Road Bonds, Coats Rose, P.C., Houston, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof (“Existing Law”), (1) interest on the Road Bonds for federal income tax purposes will be excludable from the “gross income” of the holders thereof, except that such interest is taken into account in determining the annual adjusted financial statement of income of applicable corporations (as defined in Section 59(k) of the Internal Revenue Code of 1986 (the “Code”)) for the purpose of determining the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022, and (2) the Road Bonds will not be treated as “specified private activity bonds” the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the “Code”). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Road Bonds.

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

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

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

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

Federal Income Tax Accounting Treatment of Original Issue Discount

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

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such

Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

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

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

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

Collateral Federal Income Tax Consequences

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

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

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

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

Qualified Tax-Exempt Obligations

The Road Bonds will be designated as "qualified tax-exempt obligations" for financial institutions.

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under the headings “DISTRICT DEBT” (excluding the information contained under the subheading “Direct and Estimated Overlapping Debt Statement), “TAX DATA,” and “APPENDIX A.” The District will update and provide this information within six months after the end of each of its fiscal years ending in and after March 31, 2026.

Any information so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when and if the audit report becomes available. The District’s current fiscal year end is March 31. Accordingly, it must provide updated information by the last day in September in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

The Developer, which is a subsidiary of and controlled by D.R. 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 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 the Developer is included as part of the consolidated financial statements of D.R. Horton, Inc. No additional disclosure will be provided by the District related to Developer since the information is publicly available through the SEC.

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 days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Road Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Road Bonds, or other events affecting the tax-exempt status of the Road Bonds; (7) modifications to rights of beneficial owners of the Road Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Road Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of SEC Rule 15c212; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

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

Availability of Information from EMMA

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

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 Road 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 Road 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 Road 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 Road 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 Road Bonds. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided. The District may also amend or repeal its continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the SEC Rule 15c2-12 or a court of final jurisdiction enters judgment that such provisions of such SEC Rule 15c2-12 are invalid, and the District also may amend its continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Road Bonds in the primary offering of the Road Bonds.

Compliance with Prior Undertaking

The District entered into a continuing disclosure agreement in accordance with SEC Rule 15c2-12 with the issuance of its prior Unlimited Tax Utility Bonds and Unlimited Tax Road Bonds. The District has complied in all material respects with this continuing disclosure agreement made by it in accordance with SEC Rule 15c2-12.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the Developer, the District's records, the Engineer, the Tax Assessor/Collector, the Appraisal Districts, and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

Experts

The information contained in this Official Statement relating to engineering and to the description of "THE UTILITY SYSTEM," "THE ROAD SYSTEM," "THE DISTRICT – Description," an "DEVELOPMENT OF THE DISTRICT – Status of Development within the District," has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as an expert in the field of civil engineering.

The information contained in this Official Statement relating to development of the District and, in particular, that development information included in the sections captioned "DEVELOPMENT OF THE DISTRICT – Status of Development within the District" and "PRINCIPAL LANDOWNER/DEVELOPER" has been provided by the Developer.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" was provided by the Tax Assessor/Collector and the Appraisal Districts. Such information has been included herein in reliance upon the Tax Assessor/Collector's authority as an expert in the field of tax collection and the Appraisal Districts' authority as an expert in the field of property appraisal.

Financial Advisor

Tierra Financial Advisors, LLC, is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, the Official Notice of Sale and the Official Bid Form for the sale of the Road Bonds. In its capacity as Financial Advisor, Tierra Financial Advisors, LLC has compiled and edited this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information. Tierra Financial Advisors, LLC, is a wholly owned subsidiary of D.R. Horton, the primary developer of land in the District and the principal taxpayer. See "RELATIONSHIP AMONG THE PARTIES" herein.

Certification as to Official Statement

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

Updating of Official Statement

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Road Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Road Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District in writing on or before such date that less than all of the Road 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 Road Bonds) until all of the Road Bonds have been sold to ultimate customers.

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CONCLUDING STATEMENT

The information set forth herein has been obtained from the District’s records, audited financial statements, and other sources that 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 Brazoria-Fort Bend Counties Municipal Utility District No. 3 as of the date shown on the cover page hereof.

/s/ _____
President, Board of Directors
Brazoria-Fort Bend Counties Municipal Utility District No. 3

ATTEST:
/s/ _____
Secretary, Board of Directors
Brazoria-Fort Bend Counties Municipal Utility District No. 3

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

**BRAZORIA – FORT BEND COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 3**

BRAZORIA AND FORT BEND COUNTIES, TEXAS

FINANCIAL REPORT

March 31, 2025

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McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Brazoria-Fort Bend Counties Municipal Utility District No. 3
Brazoria and Fort Bend Counties, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the "District"), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Brazoria-Fort Bend Counties Municipal Utility District No. 3, as of March 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Emphasis of Matter

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

Responsibilities of Management for the Financial Statements

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

***Board of Directors
Brazoria-Fort Bend Counties Municipal Utility District No. 3
Brazoria and Fort Bend Counties, Texas***

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Board of Directors
Brazoria-Fort Bend Counties Municipal Utility District No. 3
Brazoria and Fort Bend Counties, Texas

Required Supplementary Information

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

Supplementary Information

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



Houston, Texas
July 8, 2025

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Management's Discussion and Analysis

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***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management's Discussion and Analysis
March 31, 2025***

Using this Annual Report

Within this section of the financial report of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended March 31, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District’s net position at March 31, 2025, was negative \$25,273,050. The District’s net position is negative primarily because the District incurs debt to construct public road facilities which it conveys to Fort Bend County. A comparative summary of the District’s overall financial position, as of March 31, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 10,508,065	\$ 7,227,330
Capital assets	58,011,924	48,275,033
Total assets	68,519,989	55,502,363
Current liabilities	1,645,246	1,509,846
Long-term liabilities	92,147,793	77,412,679
Total liabilities	93,793,039	78,922,525
Net position		
Net investment in capital assets	(9,201,437)	(6,482,709)
Restricted	4,501,194	2,937,300
Unrestricted	(20,572,807)	(19,874,753)
Total net position	\$ (25,273,050)	\$ (23,420,162)

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

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management's Discussion and Analysis
March 31, 2025***

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

The total net position of the District decreased during the current fiscal year by \$2,682,097. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes, penalties and interest	\$ 5,611,277	\$ 4,232,026
Water and sewer service	1,296,797	1,106,885
Other	1,812,242	1,764,617
Total revenues	<u>8,720,316</u>	<u>7,103,528</u>
Expenses		
Current service operations	3,423,345	3,060,436
Debt interest and fees	1,921,974	1,208,649
Developer interest	1,997,046	1,310,997
Debt issuance costs	645,799	598,918
Depreciation and amortization	1,823,391	1,348,222
Total expenses	<u>9,811,555</u>	<u>7,527,222</u>
Change in net position before other items	(1,091,239)	(423,694)
Other items		
Insurance proceeds	143,536	
Transfers to other governments	<u>(1,734,394)</u>	<u>(4,875,417)</u>
Change in net position	(2,682,097)	(5,299,111)
Net position, beginning of year (2025 restated)	<u>(22,590,953)</u>	<u>(18,121,051)</u>
Net position, end of year	<u>\$ (25,273,050)</u>	<u>\$ (23,420,162)</u>

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

Financial Analysis of the District's Funds

The District's combined fund balances, as of March 31, 2025, were \$9,096,286, which consists of \$4,095,206 in the General Fund, \$4,556,066 in the Debt Service Fund and \$445,014 in the Capital Projects Fund.

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

General Fund

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

	2025	2024
Total assets	<u>\$ 4,679,806</u>	<u>\$ 3,383,991</u>
Total liabilities	\$ 521,172	\$ 503,951
Total deferred inflows	63,428	51,189
Total fund balance	<u>4,095,206</u>	<u>2,828,851</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 4,679,806</u>	<u>\$ 3,383,991</u>

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

	2025	2024
Total revenues	\$ 5,063,543	\$ 4,616,350
Total expenditures	<u>(3,940,724)</u>	<u>(3,203,853)</u>
Revenues over expenditures	1,122,819	1,412,497
Other changes in fund balance	143,536	
Net change in fund balance	<u>\$ 1,266,355</u>	<u>\$ 1,412,497</u>

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

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.
- Water, sewer and groundwater reduction plan fees are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District’s control.
- Tap connection fees fluctuate with homebuilding activity within the District.

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

Debt Service Fund

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

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 4,685,885</u>	<u>\$ 3,049,554</u>
Total liabilities	\$ 8,721	\$ 885
Total deferred inflows	121,098	76,984
Total fund balance	<u>4,556,066</u>	<u>2,971,685</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 4,685,885</u>	<u>\$ 3,049,554</u>

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 3,588,397	\$ 2,442,891
Total expenditures	<u>(2,480,519)</u>	<u>(1,431,128)</u>
Revenues over expenditures	1,107,878	1,011,763
Other changes in fund balance	<u>476,503</u>	<u>752,312</u>
Net change in fund balance	<u>\$ 1,584,381</u>	<u>\$ 1,764,075</u>

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

Capital Projects Fund

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

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 445,014</u>	<u>\$ 399,083</u>
Total fund balance	<u>\$ 445,014</u>	<u>\$ 399,083</u>

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

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

	2025	2024
Total revenues	\$ 12,021	\$ 13,648
Total expenditures	(17,489,587)	(14,706,257)
Revenues under expenditures	(17,477,566)	(14,692,609)
Other changes in fund balance	17,523,497	14,798,662
Net change in fund balance	\$ 45,931	\$ 106,053

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

General Fund Budgetary Highlights

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board amended the budget during the fiscal year to reflect changes in anticipated revenues and expenditures.

Since the District’s budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$289,045 greater than budgeted. The *Budgetary Comparison Schedule* on page 42 of this report provides variance information per financial statement line item.

Capital Assets

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

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

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

	2025	2024
Capital assets not being depreciated		
Land and improvements	\$ 6,248,391	\$ 6,204,803
Capital assets being depreciated/amortized		
Infrastructure	50,004,812	39,010,558
Joint water plant capacity	1,416,000	1,416,000
Landscaping improvements	3,135,349	2,383,997
Right-to-use leased asset - wastewater treatment plants	2,082,518	2,082,518
	56,638,679	44,893,073
Less accumulated depreciation/amortization		
Infrastructure	(3,482,881)	(2,039,249)
Joint water plant capacity	(158,244)	(122,844)
Landscaping improvements	(368,179)	(211,412)
Right-to-use leased asset - wastewater treatment plants	(865,842)	(449,338)
	(4,875,146)	(2,822,843)
Subtotal capital assets, net	51,763,533	42,070,230
Total capital assets, net	\$ 58,011,924	\$ 48,275,033

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

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

- Lift Station No. 2
- Caldwell Ranch Section 10 – utilities
- Remote Water Well No. 2
- Detention Phase 1 to serve Brazoria County Municipal Utility District No. 87
- Caldwell Ranch Sections 8 and 9 – landscaping
- Caldwell Ranch Section 10 – landscaping
- Water meters

Fort Bend County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended March 31, 2025, capital assets in the amount of \$1,734,394 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 11.

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management’s Discussion and Analysis
March 31, 2025***

Lease Obligations

The District has entered into various equipment lease obligations for interim wastewater treatment plants. The District recognized right-to-use leased assets and lease obligations in the amount of \$2,082,518 for these leases. The balance due for the leases as of March 31, 2025, was \$1,365,105. Additional information is presented in Note 8.

Long-Term Debt and Related Liabilities

As of March 31, 2025, the District owes approximately \$46,190,955 to its developer for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District’s financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$846,681 for projects under construction by the developer. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

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

Series	2025	2024
2022	\$ 8,425,000	\$ 8,645,000
2022 Road	3,805,000	3,905,000
2023	9,025,000	9,205,000
2023 Road	6,180,000	6,310,000
2024	15,000,000	
2024 Road	3,000,000	
	\$ 45,435,000	\$ 28,065,000

During the current fiscal year, the District issued \$15,000,000 in unlimited tax bonds and \$3,000,000 in unlimited tax road bonds. At March 31, 2025, the District had \$117,735,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$75,400,000 for refunding of such bonds; \$22,100,000 for parks and recreational facilities and \$11,050,000 for refunding of such bonds; and \$56,890,000 for road improvements and \$35,100,000 for refunding of such bonds.

Property Taxes

The District’s property tax base increased approximately \$28,976,000 for the 2025 tax year from \$406,176,730 to \$435,152,279, based on preliminary values.

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Management's Discussion and Analysis
March 31, 2025***

Next Year's Budget

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

	<u>2025 Actual</u>	<u>2026 Budget</u>
Total revenues	\$ 5,063,543	\$ 4,840,713
Total expenditures	<u>(3,940,724)</u>	<u>(4,091,630)</u>
Revenues over expenditures	1,122,819	749,083
Other changes in fund balance	<u>143,536</u>	<u> </u>
Net change in fund balance	1,266,355	749,083
Beginning fund balance	<u>2,828,851</u>	<u>4,095,206</u>
Ending fund balance	<u><u>\$ 4,095,206</u></u>	<u><u>\$ 4,844,289</u></u>

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Basic Financial Statements

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Statement of Net Position and Governmental Funds Balance Sheet
March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Cash	\$ 232,511	\$ 91,012	\$ 196,064	\$ 519,587
Investments	4,039,620	4,500,003	248,450	8,788,073
Taxes receivable	63,428	121,098		184,526
Customer service receivables	218,188			218,188
Internal balances	27,461	(27,961)	500	
Other receivables	7,292	1,733		9,025
Prepaid items	91,306			91,306
Prepaid bond insurance, net				
Capital assets not being depreciated				
Capital assets, net				
Total Assets	<u>\$ 4,679,806</u>	<u>\$ 4,685,885</u>	<u>\$ 445,014</u>	<u>\$ 9,810,705</u>
Liabilities				
Accounts payable	\$ 281,117	\$ -	\$ -	\$ 281,117
Other payables	1,580	8,721		10,301
Customer deposits	238,475			238,475
Accrued interest payable				
Due to developer				
Lease obligations				
Due within one year				
Due after one year				
Long-term debt				
Due within one year				
Due after one year				
Total Liabilities	<u>521,172</u>	<u>8,721</u>	<u></u>	<u>529,893</u>
Deferred Inflows of Resources				
Deferred property taxes	<u>63,428</u>	<u>121,098</u>	<u></u>	<u>184,526</u>
Fund Balances/Net Position				
Fund Balances				
Nonspendable	91,306			91,306
Restricted		4,556,066	445,014	5,001,080
Committed				
Unassigned	<u>4,003,900</u>			<u>4,003,900</u>
Total Fund Balances	<u>4,095,206</u>	<u>4,556,066</u>	<u>445,014</u>	<u>9,096,286</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 4,679,806</u>	<u>\$ 4,685,885</u>	<u>\$ 445,014</u>	<u>\$ 9,810,705</u>
Net Position				
Net investment in capital assets				
Restricted for debt service				
Unrestricted				
Total Net Position				

See notes to basic financial statements.

<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ -	\$ 519,587
	8,788,073
	184,526
	218,188
	9,025
	91,306
697,360	697,360
6,248,391	6,248,391
<u>51,763,533</u>	<u>51,763,533</u>
<u>58,709,284</u>	<u>68,519,989</u>
	281,117
	10,301
	238,475
175,970	175,970
46,190,955	46,190,955
	274,383
1,090,722	1,090,722
	665,000
<u>44,866,116</u>	<u>44,866,116</u>
<u>93,263,146</u>	<u>93,793,039</u>
<u>(184,526)</u>	
	(91,306)
(5,001,080)	
<u>(4,003,900)</u>	
<u>(9,096,286)</u>	
(9,201,437)	(9,201,437)
4,501,194	4,501,194
<u>(20,572,807)</u>	<u>(20,572,807)</u>
<u>\$ (25,273,050)</u>	<u>\$ (25,273,050)</u>

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues				
Water service	\$ 500,272	\$ -	\$ -	\$ 500,272
Sewer service	796,525			796,525
Property taxes	2,002,838	3,392,283		5,395,121
Penalties and interest	126,835	32,966		159,801
Groundwater reduction plan fees	908,196			908,196
Tap connection and inspection	545,533			545,533
Miscellaneous	49,535			49,535
Investment earnings	133,809	163,148	12,021	308,978
Total Revenues	5,063,543	3,588,397	12,021	8,663,961
Expenditures/Expenses				
Current service operations				
Purchased services	466,664			466,664
Professional fees	93,215			93,215
Contracted services	797,638	69,095		866,733
Repairs and maintenance	1,011,412			1,011,412
Utilities	102,163			102,163
Regional water authority fees	716,379			716,379
Administrative	136,750	9,975		146,725
Other	19,894		160	20,054
Capital outlay	272,609		14,514,182	14,786,791
Debt service				
Principal		630,000		630,000
Interest and fees		1,771,449		1,771,449
Developer interest			1,997,046	1,997,046
Debt issuance costs			978,199	978,199
Lease - principal	263,641			263,641
Lease - interest	60,359			60,359
Depreciation/amortization				
Total Expenditures/Expenses	3,940,724	2,480,519	17,489,587	23,910,830
Revenues Over (Under)				
Expenditures/Expenses	1,122,819	1,107,878	(17,477,566)	(15,246,869)
Other Financing Sources				
Proceeds from sale of bonds		476,503	17,523,497	18,000,000
Other Items				
Insurance proceeds	143,536			143,536
Transfers to other governments				
Net Change in Fund Balances	1,266,355	1,584,381	45,931	2,896,667
Change in Net Position				
Fund Balance/Net Position				
Beginning of the year, as reported	2,828,851	2,971,685	399,083	6,199,619
Change due to new accounting guidance (See Note 3)				
Beginning of the year, as restated	2,828,851	2,971,685	399,083	6,199,619
End of the year	\$ 4,095,206	\$ 4,556,066	\$ 445,014	\$ 9,096,286

See notes to basic financial statements.

<u>Adjustments</u>	<u>Statement of Activities</u>
\$ -	\$ 500,272
	796,525
51,902	5,447,023
4,453	164,254
	908,196
	545,533
	49,535
	<u>308,978</u>
<u>56,355</u>	<u>8,720,316</u>
	466,664
	93,215
	866,733
	1,011,412
	102,163
	716,379
	146,725
	20,054
(14,786,791)	
(630,000)	
90,166	1,861,615
	1,997,046
(332,400)	645,799
(263,641)	
	60,359
<u>1,823,391</u>	<u>1,823,391</u>
<u>(14,099,275)</u>	<u>9,811,555</u>
14,155,630	(1,091,239)
(18,000,000)	
	143,536
<u>(1,734,394)</u>	<u>(1,734,394)</u>
(2,896,667)	
(2,682,097)	(2,682,097)
(29,619,781)	(23,420,162)
829,209	829,209
<u>(28,790,572)</u>	<u>(22,590,953)</u>
<u>\$ (34,369,336)</u>	<u>\$ (25,273,050)</u>

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Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of The Texas Legislature, 86th Session, Senate Bill No. 1038, effective September 1, 2019, under Section 59, Article XVI and Section 52, Article III of the Texas Constitution and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on February 13, 2020 and the first bonds were issued on June 15, 2022.

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

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

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

- The General Fund is used to account for the operations of the District's water and sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and water and sewer service fees. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District's general long-term debt. The primary source of revenue for debt service is property taxes. During the current fiscal year, financial resources also included capitalized interest from the sale of bonds. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District's water, sewer and drainage, park and recreational and road facilities.

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

Measurement Focus and Basis of Accounting

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

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

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

Use of Restricted Resources

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Prepaid Items

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

Prepaid Bond Insurance

Prepaid bond insurance reduces the District's borrowing costs and is, therefore, recorded as asset in the government-wide *Statement of Net Position* and amortized to interest expense over the life of the bonds.

Receivables

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

Interfund Activity

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

Capital Assets

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

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Depreciable capital assets, which primarily consist of water, wastewater and drainage facilities, are depreciated (or amortized in the case of intangible assets) using the straight-line method as follows:

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	10-45 years
Joint water plant capacity	40 years
Landscaping improvements	20 years
Right-to-use leased assets	5 years

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

Deferred Inflows and Outflows of Financial Resources

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

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

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District’s nonspendable fund balance consists of prepaid items.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors,

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds		\$ 9,096,286
Prepaid bond insurance is recorded as an expenditure at the fund level, but is recorded as a prepaid asset and amortized to interest expense over the life of the bonds in the government-wide statements.		697,360
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.		
Historical cost	\$ 62,887,070	
Less accumulated depreciation/amortization	<u>(4,875,146)</u>	
		58,011,924
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:		
Accrued interest payable	(175,970)	
Lease obligations	(1,365,105)	
Due to developer	(46,190,955)	
Bonds payable, net	<u>(45,531,116)</u>	
		(93,263,146)
Deferred inflows in the fund statements consist of property taxes receivable that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government-wide statements.		184,526
Total net position - governmental activities		<u><u>\$ (25,273,050)</u></u>

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

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

Net change in fund balances - total governmental funds \$ 2,896,667

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. 56,355

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

Differences during the current fiscal year are for the following:

Capital outlays	\$ 14,786,791	
Transfers to other governments	(1,734,394)	
Depreciation/amortization expense	(1,823,391)	
		11,229,006

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

Issuance of long-term debt	(18,000,000)	
Prepaid bond insurance	332,400	
Principal payments	893,641	
Interest expense accrual	(90,166)	
		(16,864,125)

Change in net position of governmental activities	\$ (2,682,097)
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Note 3 – Implementation of New Accounting Guidance

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. Under this new guidance, the District’s acquisition of water meters that exceeds the capitalization threshold in the aggregate should be recorded as Capital outlays instead of Contracted services in the *Statement of Revenues, Expenditures and Changes in Fund Balances*. On the government wide statements, the acquisition of water meters should not be recorded as an expense on the *Statement of Activities* but should be recorded as capital assets on the *Statement of Net Position*.

GASBIG 2021-1, Question 5.1 is required to be retroactively implemented, which means the District is required to record the acquisition of water meters that were expensed in previous fiscal years as infrastructure capital assets and to record the related accumulated depreciation at the beginning of the current fiscal year. Accordingly, the District has recorded a restatement to recognize \$829,209 in depreciable capital assets, which were measured at net book value (i.e., cost less accumulated depreciation) as of the beginning of the current fiscal year and increased its beginning net position by the same amount. Prior year amounts in the Management’s Discussion and Analysis and supplementary schedules were not restated.

Note 4 – Deposits and Investments

Deposit Custodial Credit Risk

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

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers’ acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less,

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

(11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

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

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

<u>Type</u>	<u>Fund</u>	<u>Carrying Value</u>	<u>Percentage of Total</u>	<u>Rating</u>	<u>Weighted Average Maturity</u>
Certificates of deposit	Debt Service	<u>\$ 230,000</u>	3%	N/A	N/A
TexSTAR	General	4,039,620			
	Debt Service	4,270,003			
	Capital Projects	<u>248,450</u>			
		<u>8,558,073</u>	<u>97%</u>	AAAm	38 days
Total		<u><u>\$ 8,788,073</u></u>	<u><u>100%</u></u>		

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

TexSTAR

The Texas Short Term Asset Reserve fund (“TexSTAR”) is managed by Hilltop Securities, and J.P. Morgan Investment Management, Inc. Hilltop Securities provides participant and marketing services while J.P. Morgan provides investment management services. Custodial and depository services are provided by J.P. Morgan Chase Bank N.A. or its subsidiary.

TexSTAR uses amortized cost rather than fair value to report net assets to compute share price. Accordingly, investments in TexSTAR are stated at amortized cost which approximates fair value. Investments in TexSTAR may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

Investment Credit and Interest Rate Risk

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Note 5 – Interfund Balances and Transactions

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

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 27,961	Maintenance tax collections not remitted as of year end
Capital Projects Fund	General Fund	500	Surplus letter fees paid by the Capital Projects Fund

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

Note 6 – Capital Assets

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

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 6,204,803	\$ 43,588	\$ 6,248,391
Capital assets being depreciated/amortized			
Infrastructure	40,068,679	9,936,133	50,004,812
Joint water plant capacity	1,416,000		1,416,000
Landscaping improvements	2,383,997	751,352	3,135,349
Right-to-use leased asset - wastewater treatment plants	2,082,518		2,082,518
	<u>45,951,194</u>	<u>10,687,485</u>	<u>56,638,679</u>
Less accumulated depreciation/amortization			
Infrastructure	(2,268,161)	(1,214,720)	(3,482,881)
Joint water plant capacity	(122,844)	(35,400)	(158,244)
Landscaping improvements	(211,412)	(156,767)	(368,179)
Right-to-use leased asset - wastewater treatment plants	(449,338)	(416,504)	(865,842)
	<u>(3,051,755)</u>	<u>(1,823,391)</u>	<u>(4,875,146)</u>
Subtotal depreciable capital assets, net	<u>42,899,439</u>	<u>8,864,094</u>	<u>51,763,533</u>
Capital assets, net	<u>\$ 49,104,242</u>	<u>\$ 8,907,682</u>	<u>\$ 58,011,924</u>

Depreciation/amortization expense for the current fiscal year was \$1,823,391.

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

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Note 7 – Due to Developer

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

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

Due to developer, beginning of year	\$ 48,512,279
Developer reimbursements	(14,514,182)
Developer funded construction and adjustments	12,192,858
Due to developer, end of year	<u>\$ 46,190,955</u>

In addition, the District will owe the developer approximately \$846,681, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District’s auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	<u>Contract Amount</u>	<u>Percent Complete</u>
Caldwell Ranch Boulevard Phases 3A and 3B - utilities	\$ 846,681	0%

Note 8 – Lease Obligations

The District has entered into multiple equipment lease agreements for interim wastewater treatment plants. The terms of certain of these leases resulted in the recognition of right-to-use leased assets and lease obligations in the government-wide statements measured at the present value of future lease payments.

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

<u>Description</u>	<u>Gallons Per Day</u>	<u>Effective Date</u>	<u>Term</u>	<u>Interest Rate</u>	<u>Annual Payment</u>	<u>Original Liability</u>	<u>Remaining Balance</u>
Phase 1	250,000	8/7/2020	5 years	4.0%	\$ 162,600	\$ 735,724	\$ 336,915
Phase 2	250,000	6/14/2022	5 years	4.0%	161,400	1,346,794	1,028,190
					<u>\$ 324,000</u>	<u>\$ 2,082,518</u>	<u>\$ 1,365,105</u>

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

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

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 274,383	\$ 49,617	\$ 324,000
2027	285,564	38,436	324,000
2028	159,650	28,842	188,492
2029	645,508	10,364	655,872
	<u>\$ 1,365,105</u>	<u>\$ 127,259</u>	<u>\$ 1,492,364</u>
Due within one year	<u>\$ 274,383</u>	<u>\$ 49,617</u>	<u>\$ 324,000</u>

All leases contain standard lease terms that state that the leases shall automatically be extended on a month-to-month basis after the initial term of the lease, unless otherwise terminated.

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

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

<u>Description</u>	<u>Annual Payment</u>	<u>Principal</u>	<u>Interest</u>
Phase 1	\$ 162,600	\$ 145,936	\$ 16,664
Phase 2	161,400	117,705	43,695
Totals	<u>\$ 324,000</u>	<u>\$ 263,641</u>	<u>\$ 60,359</u>

Note 9 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	\$ 45,435,000
Unamortized premium	96,116
	<u>\$ 45,531,116</u>
Due within one year	<u>\$ 665,000</u>

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

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

<u>Series</u>	<u>Amounts Outstanding</u>	<u>Original Issue</u>	<u>Interest Rates</u>	<u>Maturity Date, Serially, Beginning/Ending</u>	<u>Interest Payment Dates</u>	<u>Call Dates</u>
2022	\$ 8,425,000	\$ 8,860,000	4.00% - 6.50%	March 1, 2024 - 2047	September 1, March 1	March 1, 2027
2022 Road	3,805,000	4,000,000	4.00% - 6.50%	March 1, 2024 - 2047	September 1, March 1	March 1, 2027
2023	9,025,000	9,205,000	4.00% - 6.50%	March 1, 2025 - 2048	September 1, March 1	March 1, 2029
2023 Road	6,180,000	6,310,000	4.00% - 6.50%	March 1, 2025 - 2048	September 1, March 1	March 1, 2029
2024	15,000,000	15,000,000	4.00% - 6.50%	September 1, 2026 - 2049	September 1, March 1	March 1, 2030
2024 Road	3,000,000	3,000,000	4.00% - 6.50%	September 1, 2026 - 2049	September 1, March 1	March 1, 2030
	<u>\$ 45,435,000</u>					

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

At March 31, 2025, the District had authorized but unissued bonds in the amount of \$117,735,000 for water, sewer and drainage facilities and \$75,400,000 for refunding of such bonds; \$22,100,000 for park and recreational facilities and \$11,050,000 for refunding of such bonds; and \$56,890,000 for road bonds and \$35,100,000 for refunding of such bonds.

On August 20, 2024, the District issued its \$15,000,000 Series 2024 Unlimited Tax Bonds at a net effective interest rate of 4.393231%. Proceeds of the bonds were used to reimburse the developer for the construction of capital assets within the District plus developer interest at the net effective interest rate of the bonds and to pay capitalized interest into the Debt Service Fund.

Additionally, on August 20, 2024, the District issued its \$3,000,000 Series 2024 Unlimited Tax Road Bonds at a net effective interest rate of 4.405429%. Proceeds of the bonds were used to reimburse the developer for the cost of road facilities within the District and right-of-way land acquisitions plus developer expense at the net effective interest rate of the bonds and to pay capitalized interest into the Debt Service Fund.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

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

Bonds payable, beginning of year	\$ 28,065,000
Bonds issued	18,000,000
Bonds retired	<u>(630,000)</u>
Bonds payable, end of year	<u><u>\$ 45,435,000</u></u>

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

Year	Principal	Interest	Totals
2026	\$ 665,000	\$ 2,111,644	\$ 2,776,644
2027	1,090,000	2,055,907	3,145,907
2028	1,145,000	1,984,406	3,129,406
2029	1,205,000	1,909,332	3,114,332
2030	1,265,000	1,830,193	3,095,193
2031	1,325,000	1,747,320	3,072,320
2032	1,390,000	1,661,831	3,051,831
2033	1,470,000	1,573,750	3,043,750
2034	1,555,000	1,491,007	3,046,007
2035	1,635,000	1,425,432	3,060,432
2036	1,725,000	1,359,432	3,084,432
2037	1,810,000	1,289,001	3,099,001
2038	1,910,000	1,215,132	3,125,132
2039	2,005,000	1,136,408	3,141,408
2040	2,115,000	1,053,681	3,168,681
2041	2,235,000	966,357	3,201,357
2042	2,345,000	874,219	3,219,219
2043	2,465,000	774,954	3,239,954
2044	2,605,000	670,072	3,275,072
2045	2,730,000	558,435	3,288,435
2046	2,885,000	441,043	3,326,043
2047	3,040,000	315,698	3,355,698
2048	2,310,000	183,073	2,493,073
2049	1,225,000	80,640	1,305,640
2050	1,285,000	27,304	1,312,304
	<u><u>\$ 45,435,000</u></u>	<u><u>\$ 28,736,271</u></u>	<u><u>\$ 74,171,271</u></u>

Note 10 – Property Taxes

On May 2, 2020, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value. In addition, the voters of the District authorized the District’s Board of Directors to levy taxes annually for road maintenance limited to \$1.50 per \$100 of assessed value and for park maintenance limited to \$0.10 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$1.35 per \$100 of assessed value, of which \$0.50 was allocated to maintenance and operations, \$0.60 was allocated to debt service and \$0.25 was allocated to road debt service. The resulting tax levy was \$5,483,386 on the adjusted taxable value of \$406,176,730.

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

Current year taxes receivable	\$	162,988
Prior years taxes receivable		5,418
		168,406
Penalty and interest receivable		16,120
Total property taxes receivable	\$	184,526

Note 11 – Transfers to Other Governments

Fort Bend County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Fort Bend County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended March 31, 2025, the District recorded transfers to other governments in the amount of \$1,734,394 for road facilities constructed by a developer and right-of-way land acquisitions within the District.

Note 12 – Wastewater Treatment Facilities Agreement

On November 15, 2019, the District, Fort Bend County Municipal Utility District No. 131 (“MUD 131”) and Fort Bend County Municipal Utility District No. 189 (“MUD 189”) entered into a First Amended and Restated Wastewater Treatment Facilities Agreement (the “Agreement”) to accommodate the installation of an expansion to a joint wastewater treatment plant operated by MUD 131. The expansion will be sufficient to serve 240,000 gallons average daily flow, which will be allocated 52.5% (400 ESFC) to the District and 47.5% to MUD 131 (362 ESFC).

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Each district will be responsible for their pro rata share of the costs to construct the expansion. The District's projected share of costs is \$486,125, which was paid during the 2022 fiscal year. Each district will finance, own, and operate their respective internal sanitary sewer system.

MUD 131 will hold title to the wastewater treatment plant with each district owning an undivided, equitable interest based on their pro-rata share of capacity. MUD 131 will be responsible for the maintenance and operation of the wastewater treatment plant. Each district will pay MUD 131 for their pro rata share of operation and maintenance expenses. During the current fiscal year, the District incurred \$99,540 for its pro rata share of wastewater treatment plant lease expenses and \$98,979 for current and prior year operation and maintenance expenses.

Note 13 – Joint Water Supply Agreement

On November 15, 2019, the District and MUD 131 entered into an agreement (the "Agreement") for the purchase of 400 ESFCs of water supply capacity in the water plant owned and operated by MUD 131. The total purchase price for the capacity is \$1,416,000, which is comprised of an initial payment of \$200,000 and a payment of \$3,040 for each single-family home lot platted within the service tract. The term of the agreement is 40 years.

MUD 131 shall hold legal title to the water plant, with the District having an undivided, equitable interest in the water plant based on its pro rata share of capacity. MUD 131 is solely responsible for all costs necessary to operate, maintain, repair, and replace the water plant.

The District is responsible for the design, construction, and operation of its internal water distribution system and interconnect to receive water from MUD 131. During the current fiscal year, the District paid \$4.51861 per 1,000 gallons of water, plus any and all pass-through fees charged on a per gallon basis to MUD 131 by other regulatory agencies, including the Groundwater Reduction Permit Fee charged by the North Fort Bend Water Authority. The rate per thousand gallons may be adjusted annually to reflect the corresponding annual increase in the consumer price index. During the current fiscal year, the District recognized \$268,144 for water supply purchased from MUD 131.

Note 14 – Joint Detention Facilities Agreement

On September 13, 2022, the District and Brazoria County Municipal Utility District No. 87 ("MUD 87") entered a Joint Detention Facilities Agreement (the "Agreement"), for the construction of joint detention facilities, which includes the construction of a new detention channel and outfall structure. Each district agrees to share the cost to construct the joint detention facilities and the cost of the land encompassing the facilities. Upon completion of construction, each district will be responsible for its share of operating and maintaining the joint detention facilities. The District is responsible for the maintenance and operation of the joint detention facilities and will bill MUD 87 for its pro rata share based on the total number of acres being provided by the joint detention pond and new detention route, respectively. During the current fiscal year, the construction of joint detention facilities was completed. The District has recorded \$6,492 for MUD 87's share of maintenance costs in accordance with this agreement.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Financial Statements
March 31, 2025

Note 15 – Risk Management

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

Note 16 – Subsequent Events

On July 8, 2025, the District approved the sale of its Series 2025 Unlimited Tax Bonds in the amount of \$8,000,000. Proceeds from the bonds will be used to reimburse the District's developer for infrastructure improvements in the District.

Additionally, on July 8, 2025, the District approved the sale of its Series 2025 Unlimited Tax Road Bonds in the amount of \$6,500,000. Proceeds from the bonds will be used to reimburse the District's developer for road facilities constructed within the District.

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Required Supplementary Information

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended March 31, 2025***

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues				
Water service	\$ 675,000	\$ 635,000	\$ 500,272	\$ (134,728)
Sewer service	625,000	605,000	796,525	191,525
Property taxes	1,725,000	2,003,250	2,002,838	(412)
Penalties and interest			126,835	126,835
Groundwater reduction plan fees	925,000	900,000	908,196	8,196
Tap connection and inspection	300,000	275,000	545,533	270,533
Miscellaneous			49,535	49,535
Investment earnings	50,000	50,000	133,809	83,809
Total Revenues	4,300,000	4,468,250	5,063,543	595,293
Expenditures				
Current service operations				
Purchased services	449,540	469,540	466,664	2,876
Professional fees	132,500	130,000	93,215	36,785
Contracted services	647,000	512,000	797,638	(285,638)
Repairs and maintenance	630,000	743,500	1,011,412	(267,912)
Regional water authority fees	1,000,000	900,000	716,379	183,621
Administrative	160,400	121,400	136,750	(15,350)
Utilities	120,000	100,000	102,163	(2,163)
Other	30,500	29,500	19,894	9,606
Capital outlay	150,000	175,000	272,609	(97,609)
Debt service				
Lease - principal	310,000	310,000	263,641	46,359
Lease - interest			60,359	(60,359)
Total Expenditures	3,629,940	3,490,940	3,940,724	(449,784)
Revenues Over Expenditures	670,060	977,310	1,122,819	145,509
Other Item				
Insurance proceeds			143,536	143,536
Net Change in Fund Balance	670,060	977,310	1,266,355	289,045
Fund Balance				
Beginning of the year	2,828,851	2,828,851	2,828,851	
End of the year	\$ 3,498,911	\$ 3,806,161	\$ 4,095,206	\$ 289,045

Brazoria-Fort Bend Counties Municipal Utility District No. 3
Notes to Required Supplementary Information
March 31, 2025

Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The budget was amended during the fiscal year to reflect changes in anticipated revenues and expenditures.

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Texas Supplementary Information

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-1. Services and Rates
March 31, 2025

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	\$ 15.00	5,000	N	\$ 1.50	5,001 to 10,000
				\$ 2.50	10,001 to 20,000
				\$ 3.50	20,001 to no limit
Wastewater:	\$ 37.46	0	Y		to _____
Groundwater Reduction:	\$ 5.01	0	N	\$ 5.01	1,000 to no limit

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage: Water \$ 72.55 Wastewater \$ 37.46

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	1,793	1,774	x 1.0	1,774
1"	7	7	x 2.5	18
1.5"	7	7	x 5.0	35
2"	10	10	x 8.0	80
3"	2	1	x 15.0	15
4"			x 25.0	
6"			x 50.0	
8"	1	1	x 80.0	80
10"			x 115.0	
Total Water	1,820	1,800		2,002
Total Wastewater	1,785	1,765	x 1.0	1,765

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-1. Services and Rates
March 31, 2025

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

*Gallons purchased:	<u>30,689,000</u>	Water Accountability Ratio:
Gallons pumped:	<u>157,815,000</u>	(Gallons billed / Gallons pumped and purchased)
Gallons billed to customers:	<u>184,720,000</u>	<u>97.99%</u>

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

Does the District have Debt Service standby fees? Yes No

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

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

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

5. Location of District:

Is the District located entirely within one county? Yes No

County(ies) in which the District is located: Brazoria County and Fort Bend County

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

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

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

Entirely Partly Not at all

ETJs in which the District is located: City of Alvin and City of Iowa Colony

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

If Yes, by whom? _____

* Purchased from Fort Bend County Municipal Utility District No. 131

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-2. General Fund Expenditures
For the Year Ended March 31, 2025

Purchased services	<u>\$ 466,664</u>
Professional fees	
Legal	50,874
Engineering	22,341
Audit	20,000
	<u>93,215</u>
Contracted services	
Bookkeeping	16,150
Operator	301,645
Garbage collection	371,258
Tap inspection	108,585
	<u>797,638</u>
Repairs and maintenance	<u>1,011,412</u>
Utilities	<u>102,163</u>
Regional water authority fees	<u>716,379</u>
Administrative	
Directors fees	15,028
Printing and office supplies	88,652
Insurance	21,742
Other	11,328
	<u>136,750</u>
Other	<u>19,894</u>
Capital outlay	<u>272,609</u>
Debt service	
Lease - principal	263,641
Lease - interest	60,359
	<u>324,000</u>
Total expenditures	<u><u>\$ 3,940,724</u></u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-3. Investments
March 31, 2025

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Interest Receivable</u>
General				
TexSTAR	Variable	N/A	<u>\$ 4,039,620</u>	<u>\$ -</u>
Debt Service				
TexSTAR	Variable	N/A	2,951,020	
TexSTAR	Variable	N/A	1,318,983	
Certificate of deposit	5.00%	08/04/25	<u>230,000</u>	<u>1,733</u>
			<u>4,500,003</u>	<u>1,733</u>
Capital Projects				
TexSTAR	Variable	N/A	247,363	
TexSTAR	Variable	N/A	<u>1,087</u>	
			<u>248,450</u>	
Total - All Funds			<u><u>\$ 8,788,073</u></u>	<u><u>\$ 1,733</u></u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-4. Taxes Levied and Receivable
March 31, 2025

	Maintenance Taxes	Debt Service Taxes	Road Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 51,185	\$ 40,976	\$ 24,343	\$ 116,504
Adjustments to Prior Year Tax Levy	(15,809)	(12,946)	(7,677)	(36,432)
Adjusted Receivable	35,376	28,030	16,666	80,072
2024 Original Tax Levy	2,029,148	2,434,978	1,014,574	5,478,700
Adjustments	1,736	2,083	867	4,686
Adjusted Tax Levy	2,030,884	2,437,061	1,015,441	5,483,386
Total to be accounted for	2,066,260	2,465,091	1,032,107	5,563,458
Tax collections:				
Current year	1,970,518	2,364,621	985,259	5,320,398
Prior years	32,320	26,554	15,780	74,654
Total Collections	2,002,838	2,391,175	1,001,039	5,395,052
Taxes Receivable, End of Year	\$ 63,422	\$ 73,916	\$ 31,068	\$ 168,406
Taxes Receivable, By Years				
2024	\$ 60,366	\$ 72,440	\$ 30,182	\$ 162,988
2023	1,770	1,476	886	4,132
2021	1,286			1,286
Taxes Receivable, End of Year	\$ 63,422	\$ 73,916	\$ 31,068	\$ 168,406
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 131,738,741	\$ 81,818,336	\$ 35,856,580	\$ 12,057,680
Improvements	434,515,228	278,463,325	156,460,520	27,219,812
Personal Property	328,749	159,544		
Exemptions	(160,405,988)	(68,084,249)	(50,887,811)	(20,042,797)
Total Property Valuations	\$ 406,176,730	\$ 292,356,956	\$ 141,429,289	\$ 19,234,695
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.50	\$ 0.60	\$ 0.75	\$ 1.50
Debt service tax rates	0.60	0.50	0.50	
Road debt service tax rates	0.25	0.30	0.25	
Total Tax Rates per \$100 Valuation	\$ 1.35	\$ 1.40	\$ 1.50	\$ 1.50
Adjusted Tax Levy:	\$ 5,483,386	\$ 4,092,997	\$ 2,121,439	\$ 288,520
Percentage of Taxes Collected to Taxes Levied ****	97.03%	99.90%	100.00%	99.55%

* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 2, 2020

** Maximum Road Maintenance Tax Rate Approved by Voters: \$1.50 on May 2, 2020

*** Maximum Park Maintenance Tax Rate Approved by Voters: \$0.10 on May 2, 2020

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

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2022--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 230,000	\$ 384,725	\$ 614,725
2027	245,000	369,775	614,775
2028	255,000	353,850	608,850
2029	265,000	337,275	602,275
2030	275,000	320,050	595,050
2031	290,000	302,175	592,175
2032	300,000	284,775	584,775
2033	315,000	266,775	581,775
2034	330,000	254,175	584,175
2035	345,000	240,975	585,975
2036	360,000	227,175	587,175
2037	375,000	212,775	587,775
2038	395,000	197,775	592,775
2039	410,000	181,975	591,975
2040	430,000	165,575	595,575
2041	450,000	148,375	598,375
2042	470,000	130,375	600,375
2043	490,000	111,575	601,575
2044	515,000	91,975	606,975
2045	535,000	70,731	605,731
2046	560,000	48,663	608,663
2047	585,000	24,862	609,862
	<u>\$ 8,425,000</u>	<u>\$ 4,726,381</u>	<u>\$ 13,151,381</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 105,000	\$ 178,588	\$ 283,588
2027	110,000	171,762	281,762
2028	115,000	164,612	279,612
2029	120,000	157,138	277,138
2030	125,000	149,337	274,337
2031	130,000	141,213	271,213
2032	135,000	132,763	267,763
2033	140,000	123,987	263,987
2034	150,000	114,888	264,888
2035	155,000	108,887	263,887
2036	165,000	102,688	267,688
2037	170,000	96,088	266,088
2038	180,000	89,287	269,287
2039	185,000	82,088	267,088
2040	195,000	74,687	269,687
2041	205,000	66,888	271,888
2042	210,000	58,687	268,687
2043	220,000	50,288	270,288
2044	230,000	41,487	271,487
2045	240,000	32,000	272,000
2046	255,000	22,100	277,100
2047	265,000	11,262	276,262
	<u>\$ 3,805,000</u>	<u>\$ 2,170,725</u>	<u>\$ 5,975,725</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2023--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 190,000	\$ 434,087	\$ 624,087
2027	205,000	421,738	626,738
2028	215,000	408,412	623,412
2029	230,000	394,438	624,438
2030	245,000	379,487	624,487
2031	255,000	363,563	618,563
2032	270,000	346,987	616,987
2033	290,000	329,438	619,438
2034	305,000	310,587	615,587
2035	325,000	298,388	623,388
2036	345,000	285,387	630,387
2037	365,000	271,156	636,156
2038	385,000	256,100	641,100
2039	410,000	239,738	649,738
2040	435,000	222,312	657,312
2041	460,000	203,825	663,825
2042	490,000	184,275	674,275
2043	515,000	162,225	677,225
2044	550,000	139,050	689,050
2045	580,000	114,300	694,300
2046	615,000	88,200	703,200
2047	655,000	60,525	715,525
2048	690,000	31,050	721,050
	<u>\$ 9,025,000</u>	<u>\$ 5,945,268</u>	<u>\$ 14,970,268</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2023 Road--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 140,000	\$ 298,075	\$ 438,075
2027	145,000	288,975	433,975
2028	155,000	279,550	434,550
2029	165,000	269,475	434,475
2030	170,000	258,750	428,750
2031	180,000	247,700	427,700
2032	190,000	236,000	426,000
2033	200,000	223,650	423,650
2034	215,000	210,650	425,650
2035	225,000	202,050	427,050
2036	240,000	193,050	433,050
2037	250,000	183,150	433,150
2038	265,000	172,838	437,838
2039	280,000	161,575	441,575
2040	295,000	149,675	444,675
2041	315,000	137,137	452,137
2042	330,000	123,750	453,750
2043	350,000	108,900	458,900
2044	370,000	93,150	463,150
2045	390,000	76,500	466,500
2046	415,000	58,950	473,950
2047	435,000	40,275	475,275
2048	460,000	20,700	480,700
	<u>\$ 6,180,000</u>	<u>\$ 4,034,525</u>	<u>\$ 10,214,525</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 679,331	\$ 679,331
2027	315,000	669,094	984,094
2028	335,000	647,969	982,969
2029	350,000	625,706	975,706
2030	370,000	602,306	972,306
2031	390,000	577,606	967,606
2032	410,000	551,606	961,606
2033	435,000	525,775	960,775
2034	460,000	501,769	961,769
2035	485,000	480,569	965,569
2036	510,000	460,669	970,669
2037	540,000	439,669	979,669
2038	570,000	417,469	987,469
2039	600,000	394,069	994,069
2040	635,000	369,369	1,004,369
2041	670,000	343,269	1,013,269
2042	705,000	315,769	1,020,769
2043	745,000	286,303	1,031,303
2044	785,000	254,747	1,039,747
2045	825,000	221,541	1,046,541
2046	870,000	186,581	1,056,581
2047	920,000	149,663	1,069,663
2048	970,000	110,075	1,080,075
2049	1,025,000	67,679	1,092,679
2050	1,080,000	22,950	1,102,950
	<u>\$ 15,000,000</u>	<u>\$ 9,901,553</u>	<u>\$ 24,901,553</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
Series 2024 Road--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 136,838	\$ 136,838
2027	70,000	134,563	204,563
2028	70,000	130,013	200,013
2029	75,000	125,300	200,300
2030	80,000	120,263	200,263
2031	80,000	115,063	195,063
2032	85,000	109,700	194,700
2033	90,000	104,125	194,125
2034	95,000	98,938	193,938
2035	100,000	94,563	194,563
2036	105,000	90,463	195,463
2037	110,000	86,163	196,163
2038	115,000	81,663	196,663
2039	120,000	76,963	196,963
2040	125,000	72,063	197,063
2041	135,000	66,863	201,863
2042	140,000	61,363	201,363
2043	145,000	55,663	200,663
2044	155,000	49,663	204,663
2045	160,000	43,363	203,363
2046	170,000	36,549	206,549
2047	180,000	29,111	209,111
2048	190,000	21,248	211,248
2049	200,000	12,961	212,961
2050	205,000	4,354	209,354
	<u>\$ 3,000,000</u>	<u>\$ 1,957,819</u>	<u>\$ 4,957,819</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
March 31, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1, March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 665,000	\$ 2,111,644	\$ 2,776,644
2027	1,090,000	2,055,907	3,145,907
2028	1,145,000	1,984,406	3,129,406
2029	1,205,000	1,909,332	3,114,332
2030	1,265,000	1,830,193	3,095,193
2031	1,325,000	1,747,320	3,072,320
2032	1,390,000	1,661,831	3,051,831
2033	1,470,000	1,573,750	3,043,750
2034	1,555,000	1,491,007	3,046,007
2035	1,635,000	1,425,432	3,060,432
2036	1,725,000	1,359,432	3,084,432
2037	1,810,000	1,289,001	3,099,001
2038	1,910,000	1,215,132	3,125,132
2039	2,005,000	1,136,408	3,141,408
2040	2,115,000	1,053,681	3,168,681
2041	2,235,000	966,357	3,201,357
2042	2,345,000	874,219	3,219,219
2043	2,465,000	774,954	3,239,954
2044	2,605,000	670,072	3,275,072
2045	2,730,000	558,435	3,288,435
2046	2,885,000	441,043	3,326,043
2047	3,040,000	315,698	3,355,698
2048	2,310,000	183,073	2,493,073
2049	1,225,000	80,640	1,305,640
2050	1,285,000	27,304	1,312,304
	<u>\$ 45,435,000</u>	<u>\$ 28,736,271</u>	<u>\$ 74,171,271</u>

See accompanying auditor's report.

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-6. Change in Long-Term Bonded Debt
March 31, 2025

	Bond Issue			
	Series 2022	Series 2022 Road	Series 2023	Series 2023 Road
Interest rate	4.00% - 6.50%	4.00% - 6.50%	4.00% - 6.50%	4.00% - 6.50%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	3/1/24 - 3/1/47	3/1/24 - 3/1/47	3/1/25 - 3/1/48	3/1/25 - 3/1/48
Beginning bonds outstanding	\$ 8,645,000	\$ 3,905,000	\$ 9,205,000	\$ 6,310,000
Bonds issued				
Bonds retired	(220,000)	(100,000)	(180,000)	(130,000)
Ending bonds outstanding	<u>\$ 8,425,000</u>	<u>\$ 3,805,000</u>	<u>\$ 9,025,000</u>	<u>\$ 6,180,000</u>
Interest paid during fiscal year	<u>\$ 399,025</u>	<u>\$ 185,087</u>	<u>\$ 445,788</u>	<u>\$ 306,525</u>
Paying agent's name and city All Series	<u>Zions Bancorporation, N.A., Houston, Texas</u>			

	Water, Sewer and Drainage Bonds	Road Bonds	Park and Recreational Bonds
	Bond Authority:		
Amount Authorized by Voters	\$ 150,800,000	\$ 70,200,000	\$ 22,100,000
Amount Issued	(33,065,000)	(13,310,000)	
Remaining To Be Issued	<u>\$ 117,735,000</u>	<u>\$ 56,890,000</u>	<u>\$ 22,100,000</u>
	Water, Sewer and Drainage Refunding Bonds	Road Refunding Bonds	Park and Recreation Refunding Bonds
Bond Authority:			
Amount Authorized by Voters	\$ 75,400,000	\$ 35,100,000	\$ 11,050,000
Amount Issued			
Remaining To Be Issued	<u>\$ 75,400,000</u>	<u>\$ 35,100,000</u>	<u>\$ 11,050,000</u>

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

Debt Service Fund cash and investment balances as of March 31, 2025:	<u>\$ 4,591,015</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:	<u>\$ 2,966,851</u>

See accompanying auditor's report.

Bond Issue		
Series 2024	Series 2024 Road	Totals
4.00% - 6.50% 9/1; 3/1 9/1/26 - 9/1/49	4.00% - 6.50% 9/1; 3/1 9/1/26 - 9/1/49	
\$ -	\$ -	\$ 28,065,000
15,000,000	3,000,000	18,000,000
		(630,000)
<u>\$ 15,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ 45,435,000</u>
<u>\$ 360,423</u>	<u>\$ 72,600</u>	<u>\$ 1,769,448</u>

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Water service	\$ 500,272	\$ 476,207	\$ 372,235	\$ 149,631	\$ 13,388
Sewer service	796,525	630,678	518,086	194,096	15,248
Property taxes	2,002,838	1,756,240	1,033,322	279,560	50,466
Penalties and interest	126,835	96,725	67,786	33,035	503
Groundwater reduction plan fees	908,196	657,551	988,325	920,838	243,682
Tap connection and inspection	545,533	867,187	573,186	175,420	5,186
Miscellaneous	49,535	62,179	38,282	42,746	8,389
Investment earnings	133,809	69,583	19,414	295	65
Total Revenues	5,063,543	4,616,350	3,610,636	1,795,621	336,927
Expenditures					
Current service operations					
Purchased services	466,664	544,055	551,177	225,902	46,721
Professional fees	93,215	89,458	101,780	74,687	112,682
Contracted services	797,638	861,705	1,206,103	538,051	121,093
Repairs and maintenance	1,011,412	561,092	447,307	207,636	21,210
Utilities	102,163	99,823	41,105	9,402	
Regional water authority fees	716,379	651,128	351,616	85,038	
Administrative	136,750	108,564	86,240	61,395	19,826
Other	19,894	17,828	72,430	26,236	200
Capital					
Capital outlay	272,609				
Right-to-use leased asset			1,221,794		
Debt service					
Lease - principal	263,641	216,123	112,649		
Lease - interest	60,359	54,077	22,844		
Total Expenditures	3,940,724	3,203,853	4,215,045	1,228,347	321,732
Revenues Over (Under) Expenditures	\$ 1,122,819	\$ 1,412,497	\$ (604,409)	\$ 567,274	\$ 15,195
Total Active Retail Water Connections	1,800	1,522	1,306	670	143
Total Active Retail Wastewater Connections	1,765	1,485	1,281	660	137

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
10%	10%	10%	8%	4%
16%	14%	14%	11%	5%
39%	38%	29%	16%	15%
3%	2%	2%	2%	*
17%	14%	27%	51%	72%
11%	19%	16%	10%	2%
1%	1%	1%	2%	2%
3%	2%	1%	*	*
100%	100%	100%	100%	100%
9%	12%	15%	13%	14%
2%	2%	3%	4%	33%
16%	19%	33%	30%	36%
20%	12%	12%	12%	6%
2%	2%	1%	1%	
14%	14%	10%	5%	
3%	2%	2%	3%	6%
*	*	2%	1%	*
5%				
		34%		
5%	5%	3%		
1%	1%	1%		
77%	69%	116%	69%	95%
23%	31%	(16%)	31%	5%

Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Three Fiscal Years

	Amounts		
	2025	2024	2023
Revenues			
Property taxes	\$ 3,392,283	\$ 2,329,943	\$ 1,024,823
Penalties and interest	32,966	18,479	6,406
Investment earnings	163,148	94,469	19,222
Total Revenues	<u>3,588,397</u>	<u>2,442,891</u>	<u>1,050,451</u>
Expenditures			
Tax collection services	79,070	39,876	17,268
Debt service			
Principal	630,000	310,000	
Interest and fees	1,771,449	1,081,252	429,360
Total Expenditures	<u>2,480,519</u>	<u>1,431,128</u>	<u>446,628</u>
Revenues Over Expenditures	<u>\$ 1,107,878</u>	<u>\$ 1,011,763</u>	<u>\$ 603,823</u>

See accompanying auditor's report.

Percent of Fund Total Revenues		
2025	2024	2023
94%	95%	98%
1%	1%	1%
5%	4%	1%
100%	100%	100%
2%	2%	2%
18%	13%	
49%	44%	41%
69%	59%	43%
31%	41%	57%

***Brazoria-Fort Bend Counties Municipal Utility District No. 3
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended March 31, 2025***

Complete District Mailing Address: 9 Greenway Plaza, Suite 1000, Houston, TX 77046-0900
 District Business Telephone Number: 713-651-0111
 Submission Date of the most recent District Registration Form
 (TWC Sections 36.054 and 49.054): June 18, 2024
 Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
 (Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Corinne Haworth	05/24 - 05/28	\$ 2,652	\$ -	President
Julie Winkle	05/22 - 05/26	2,431		Vice President
Afolake Cannon	05/24 - 05/28	3,757	1,831	Secretary
Bret Fugate	05/22 - 05/26	3,094	282	Assistant Secretary
Qiunan "Cue" Chang	05/24 - 05/28	2,873	1,074	Assistant Secretary
Darby Kent	05/20 - 04/24	221		Former Director
Consultants				
Coats Rose P.C.	2020	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 45,608		
<i>Bond counsel</i>		274,252		
Si Environmental, LLC	2020	1,368,180		Operator
Myrtle Cruz, Inc.	2020	26,067		Bookkeeper
Utility Tax Service, LLC	2020	21,584		Tax Collector
Fort Bend Central Appraisal District	Legislation	39,258		Property Valuation
Brazoria County Appraisal District	Legislation	37		Property Valuation
Coats Rose P.C.	2020	9,715		Delinquent Tax Attorney
LJA Engineering, Inc.	2020	20,149		Engineer
McGrath & Co., PLLC	2020	38,750		Auditor
Tierra Financial Advisors, LLC	2020	238,548		Financial Advisor

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

See accompanying auditor's report.

APPENDIX B
SPECIMEN MUNICIPAL BOND INSURANCE POLICY