

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
(A political subdivision of the State of Texas located within Collin County, Texas)

PRELIMINARY OFFICIAL STATEMENT
DATED: JUNE 1, 2026

\$11,570,000
UNLIMITED TAX UTILITY BONDS,
SERIES 2026

\$2,320,000
UNLIMITED TAX ROAD BONDS,
SERIES 2026

UTILITY BONDS BIDS TO BE SUBMITTED BY: 9:30 A.M., CENTRAL TIME
TUESDAY, JUNE 9, 2026

ROAD BONDS BIDS TO BE SUBMITTED BY: 9:30 A.M., CENTRAL TIME
TUESDAY, JUNE 9, 2026

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

PRELIMINARY OFFICIAL STATEMENT DATED JUNE 1, 2026

NEW ISSUE – Book Entry Only

**RATINGS: UTILITY BONDS: “Baa3” (MOODY’S)
ROAD BONDS: “Baa3” (MOODY’S)**

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

The Bonds have NOT been designated “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Not Qualified Tax-Exempt Obligations.”

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
(A Political Subdivision of the State of Texas Located within Collin County, Texas)

\$11,570,000
Unlimited Tax Utility Bonds, Series 2026

\$2,320,000
Unlimited Tax Road Bonds, Series 2026

Dated: July 1, 2026

Due: September 1, as shown on inside cover page

The \$11,570,000 Unlimited Tax Utility Bonds, Series 2026 (the “Utility Bonds”) and the \$2,320,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds”) and, together with the Utility Bonds, the “Bonds”), are obligations of Collin County Municipal Utility District No. 4 (the “District”) and are not obligations of the State of Texas; Collin County, Texas; the City of Lowry Crossing, Texas; the City of Princeton, 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; Collin County, Texas; the City of Lowry Crossing, Texas; the City of Princeton, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrars, initially, BOKF, NA, Dallas, Texas (the “Paying Agent/Registrar”). The Bonds are dated July 1, 2026, and interest on the Bonds accrues from the date of their delivery, currently scheduled for July 15, 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 Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners (“Registered Owners”) as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the “Record Date”). The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

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

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

The Utility Bonds represent the third series of bonds to be issued by the District for the purpose of constructing or acquiring a waterworks, surface water, sanitary sewer and drainage and storm sewer system serving the District (the “Utility System”). The Road Bonds represent the third series of bonds to be issued by the District for the purpose of constructing or acquiring a road system serving the District (the “Road System”). At an election held within the District on May 7, 2022, voters of the District authorized a total of \$150,644,081 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Utility System and a total of \$75,460,032 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System. See “THE BONDS—Authority for Issuance.”

When issued, the Utility Bonds and the Road Bonds will constitute valid and binding obligations of the District and will each be payable from the proceeds of separate annual ad valorem taxes, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. See “THE BONDS—Source of Payment.”

Investment in the Bonds is subject to special risk factors as described herein. Prospective purchasers should review this entire Official Statement, including particularly the section of this Official Statement entitled “RISK FACTORS,” before making an investment decision. See “RISK FACTORS.”

The Bonds are offered when, as, and if issued by the District subject, among other things, to the approval of the Attorney General of Texas and the approval of certain legal matters by Coats Rose, P.C., Dallas, Texas, as Bond Counsel, and Stradling Yocca Carlson & Rauth LLP, as Disclosure Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about July 15, 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 them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful.

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

\$11,570,000 Unlimited Tax Utility Bonds, Series 2026

<i>Maturity (September 1)</i>	<i>Principal Amount*</i>	<i>Interest Rate</i>	<i>Initial Reoffering Yield^(a)</i>	<i>CUSIP No. 19475A^(b)</i>
2028	\$ 260,000			
2029	275,000			
2030	285,000			
2031	300,000			
2032 ^(c)	315,000			
2033 ^(c)	330,000			
2034 ^(c)	350,000			
2035 ^(c)	365,000			
2036 ^(c)	385,000			
2037 ^(c)	405,000			
2038 ^(c)	425,000			
2039 ^(c)	445,000			
2040 ^(c)	465,000			
2041 ^(c)	490,000			
2042 ^(c)	515,000			
2043 ^(c)	540,000			
2044 ^(c)	570,000			
2045 ^(c)	595,000			
2046 ^(c)	625,000			
2047 ^(c)	655,000			
2048 ^(c)	690,000			
2049 ^(c)	725,000			
2050 ^(c)	760,000			
2051 ^(c)	800,000			

* Preliminary, subject to change.

- (a) The initial reoffering yield has been provided by the Utility Bonds Initial Purchaser (herein defined) and represents the initial offering price to the public of a substantial amount of the Utility Bonds for each maturity. Such initial reoffering yield may be changed for subsequent purchasers. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright(c) 2026 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. Neither the District nor its agents or counsel assume responsibility for the accuracy of such numbers.
- (c) Utility Bonds maturing on September 1, 2032, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on September 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. The yield on the Utility Bonds is calculated to the lower of yield to redemption or maturity. See “THE BONDS — Redemption of the Bonds.”

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

\$2,320,000 Unlimited Tax Road Bonds, Series 2026

<i>Maturity (September 1)</i>	<i>Principal Amount*</i>	<i>Interest Rate</i>	<i>Initial Reoffering Yield^(a)</i>	<i>CUSIP No. 19475A^(b)</i>
2028	\$ 50,000			
2029	55,000			
2030	55,000			
2031	60,000			
2032 ^(c)	65,000			
2033 ^(c)	65,000			
2034 ^(c)	70,000			
2035 ^(c)	75,000			
2036 ^(c)	75,000			
2037 ^(c)	80,000			
2038 ^(c)	85,000			
2039 ^(c)	90,000			
2040 ^(c)	95,000			
2041 ^(c)	100,000			
2042 ^(c)	105,000			
2043 ^(c)	110,000			
2044 ^(c)	115,000			
2045 ^(c)	120,000			
2046 ^(c)	125,000			
2047 ^(c)	130,000			
2048 ^(c)	140,000			
2049 ^(c)	145,000			
2050 ^(c)	150,000			
2051 ^(c)	160,000			

* Preliminary, subject to change.

- (a) The initial reoffering yield has been provided by the Road Bonds Initial Purchaser (herein defined) and represents the initial offering price to the public of a substantial amount of the Road Bonds for each maturity. Such initial reoffering yield may be changed for subsequent purchasers. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright(c) 2026 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. Neither the District nor its agents or counsel assume responsibility for the accuracy of such numbers.
- (c) Road Bonds maturing on September 1, 2032, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on September 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. The yield on the Road Bonds is calculated to the lower of yield to redemption or maturity. See “THE BONDS — Redemption of the Bonds.”

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

Except where otherwise indicated, all information contained in this Official Statement has been provided by the District. No dealer, broker, salesperson or other person has been authorized by the District or the Initial Purchaser to give any information or to make any representations in connection with the offer or sale of the Bonds other than those contained herein 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 an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers or Owners of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The Initial Purchaser has provided the following sentence for inclusion in this Official Statement:

The Initial Purchaser has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Initial Purchaser does not guarantee the accuracy or completeness of such information.

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

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as “plan,” “expect,” “estimate,” “project,” “budget,” or similar words. Such forward-looking statements include, but are not limited to certain statements contained in the information under the captions “DEVELOPMENT OF THE DISTRICT.”

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT. IN EVALUATING SUCH STATEMENTS, POTENTIAL INVESTORS SHOULD SPECIFICALLY CONSIDER THE VARIOUS FACTORS WHICH COULD CAUSE ACTUAL EVENTS OR RESULTS TO DIFFER MATERIALLY FROM THOSE INDICATED BY SUCH FORWARD-LOOKING 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, including the website maintained by the District, and the information or links contained therein are not incorporated into, and are not part of, this final official statement for purposes of, and as that term is defined in, SEC Rule 15c2-12, as amended.

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

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

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 “Road Bonds Initial Purchaser”) to purchase the Road Bonds bearing the interest rates shown under “MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, AND INITIAL REOFFERING YIELDS” at a price of _____% of the par value thereof, which resulted in a net effective interest rate of _____%, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended.

The Utility Bonds Initial Purchaser and the Road Bonds Initial Purchase are collectively referred to as the “Initial Purchasers” throughout this Official Statement.

Prices and Marketability

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

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

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

Securities Laws

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

MUNICIPAL BOND INSURANCE

Applications have been made for a commitment to issue policies of municipal bond guaranty insurance on the Utility Bonds and the Road Bonds. The purchase of such Municipal Bond Guaranty Insurance on the Utility Bonds by the Utility Bonds Initial Purchaser and the Road Bonds by the Road Bonds Initial Purchaser, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating company in connection with providing an insured rating, will be at the option and expense of the Initial Purchasers.

RATINGS

Moody's Investors Service, Inc. ("Moody's") has assigned the rating of "Baa3" to the Utility Bonds without regard to the issuance of any municipal bond guaranty insurance policy. Moody's has also assigned the rating of "Baa3" to the Road Bonds without regard to the issuance of any municipal bond guaranty insurance policy. Such ratings reflect only the views of Moody's and any desired explanation of the significance of such ratings should be obtained from the rating agency furnishing the same. Generally, a rating agency bases its ratings on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such ratings will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely by the rating agency, if in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of either rating may have an adverse effect on the market price of the Bonds. The District has not undertaken any responsibility either to bring to the attention of the owners of the Bonds a proposed change in or withdrawal of any rating or to oppose any such proposed revision or withdrawal.

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

OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The District	Collin County Municipal Utility District No. 4 (the “District”), a political subdivision of the State of Texas, is located in Collin County, Texas. See “THE DISTRICT.”
The Bonds.....	The District is issuing \$11,570,000 Unlimited Tax Utility Bonds, Series 2026 (the “Utility Bonds”) and \$2,320,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds” and, together with the Utility Bonds, the “Bonds”). The Bonds are dated July 1, 2026 and mature on September 1 in the years and amounts set forth on the pages following the cover page hereof. Interest accrues from the date of the initial delivery of the 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 Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS.”
Redemption *	The Bonds maturing on and after September 1, 2032, are subject to optional redemption, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See “THE BONDS — Redemption of the Bonds.”
Book-Entry-Only System	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York (“DTC”), pursuant to the book-entry-only system described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (hereinafter defined) thereof. Principal of and interest on the Bonds will be payable by BOKF, NA, Dallas, Texas (the “Paying Agent/Registrar”), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See “THE BONDS — Book-Entry-Only System.”
Source of Payment.....	The Utility Bonds and the Road Bonds are payable from the proceeds of two separate continuing direct annual ad

valorem taxes, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Collin County, Texas; the City of Princeton, Texas; the City of Lowry Crossing, Texas; or any entity other than the District. See “THE BONDS — Source of Payment.”

Not Qualified Tax-Exempt Obligations..... The Bonds have NOT been designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS — Not Qualified Tax-Exempt Obligations.”

Outstanding Bonds..... The Utility Bonds are the third series of bonds to be issued by the District for the purpose of purchasing, constructing, acquiring, owning, leasing or operating a waterworks system, a surface water system, a sanitary sewer system and a drainage and storm sewer system serving the District (the “Utility System”).

The District has previously issued its (i) \$7,440,000 aggregate principal amount Unlimited Tax Utility Bonds Series 2024, which are currently outstanding in the principal amount of \$7,440,000; and (ii) \$8,630,000 aggregate principal amount Unlimited Tax Utility Bonds Series 2025, which are currently outstanding in the principal amount of \$8,630,000 (collectively, the “Outstanding Utility Bonds”)

The Road Bonds are the third series of bonds to be issued by the District for the purpose of purchasing, constructing, acquiring, owning, operating or maintain macadamized, graveled, and paved roads and turnpikes or improvements, including storm drainage, in aid of such roads (the “Road System”).

The District has previously issued its (i) \$4,045,000 aggregate principal amount Unlimited Tax Road Bonds Series 2024, which are currently outstanding in the principal amount of \$4,045,000; and (ii) \$6,270,000 aggregate principal amount Unlimited Tax Road Bonds Series 2025, which are currently outstanding in the principal amount of \$6,270,000 (collectively, the “Outstanding Road Bonds” and together with the Outstanding Utility Bonds, the “Outstanding Bonds”).

Payment Record..... The Bonds represent the fifth and sixth series of bonds issued by the District. The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness. See “THE BONDS – Payment Record.”

Authority for Issuance At an election held within the District on May 7, 2022, voters of the District authorized the District’s issuance of \$150,644,081 principal amount of unlimited tax bonds for

the purpose of purchasing, constructing, owning, leasing or operating the Utility System; \$225,966,122 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$75,460,032 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring, owning, operating or maintaining the Road System; and \$113,190,048 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

Following the issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$123,004,081 principal amount for acquiring or constructing the Utility System; and \$225,966,122 principal amount for the refunding of bonds issued by the District for the Utility System; \$62,825,032 principal amount for acquiring or constructing the Road System; \$113,190,048 principal amount for the refunding of bonds issued for the Road System.

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; (iii) an order adopted by the Board of Directors of the District on the date of the sale of the Bonds (the “Utility Bond Order”); and (iv) an approving order of the Texas Commission on Environmental Quality (the “TCEQ”) dated April 22, 2026.

The Road Bonds are issued pursuant to (i) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; and (iii) an order adopted by the Board of Directors of the District on the date of the sale of the Road Bonds (the “Road Bond Order”).

The Utility Bond Order and the Road Bond Order are referred to collectively as the “Bond Orders” in this Official Statement. See “THE BONDS — Authority for Issuance.”

Use of Utility Bond Proceeds

Proceeds from the sale of the Utility Bonds will be used to reimburse the Developer (herein defined) for the District’s pro-rata share of water distribution, wastewater collection and drainage facilities which were constructed to serve the District, as described further under “THE BONDS — Use and Distribution of Utility Bond Proceeds.” Proceeds of the Utility Bonds will also be used to pay developer

interest, 18 months of capitalized interest on the Utility Bonds and costs of issuance of the Utility Bonds. See “THE BONDS — Use and Distribution of Utility Bond Proceeds” for further information.

Use of Road Bond Proceeds	Proceeds from the sale of the Road Bonds will be used to reimburse the Developer (herein defined) for costs associated with certain road improvements set out under “THE BONDS — Use and Distribution of Road Bond Proceeds.” Proceeds of the Road Bonds will also be used to pay developer interest, 18 months of capitalized interest on the Road Bonds and costs of issuance of the Road Bonds. See “THE BONDS — Use and Distribution of Road Bond Proceeds” for further information.
Municipal Bond Insurance.....	Applications have been made for a commitment to issue policies of municipal bond guaranty insurance on the Utility Bonds and the Road Bonds. The purchase of such Municipal Bond Guaranty Insurance on the Utility Bonds by the Utility Bonds Initial Purchaser and the Road Bonds by the Road Bonds Initial Purchaser , and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating company in connection with providing an insured rating, will be at the option and expense of the Initial Purchasers. See “MUNICIPAL BOND INSURANCE.”
Ratings	Moody’s Investors Service, Inc. (“Moody’s”) has assigned the ratings of “Baa3” to the Utility Bonds and “Baa3” to the Road Bonds without regard to the issuance of any municipal bond guaranty insurance policies. See “RATINGS.”
Legal Opinion	Coats Rose, P.C., Dallas, Texas. See “LEGAL MATTERS.”
Disclosure Counsel	Stradling Yocca Carlson & Rauth LLP.
Municipal Advisor	Tierra Financial Advisors, LLC, Arlington, Texas (“Tierra”). Tierra is a wholly-owned subsidiary of D.R. Horton, Inc., the ultimate parent company of the primary developer of land in the District. See “RELATIONSHIP AMONG THE PARTIES” herein.

THE DISTRICT

Description.....	The District is located in Collin County, Texas, The District was created by order of the TCEQ dated December 8, 2020. The creation and operation of the District is pursuant to Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution. The District operates under Chapters 49 and 54 of the Texas Water Code, as amended. The creation of the District was
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confirmed by election on May 7, 2022. See “THE DISTRICT.”

Location The District is located approximately 28 miles northeast of Dallas, Texas in the vicinity of Lake Lavon in Collin County, Texas. The District was created by Order of the TCEQ dated December 8, 2020, which included the granting of road powers. The District initially consisted of approximately 250.9 acres. Approximately 54.8 acres were annexed to the District on February 17, 2022, approximately 196.8 acres were annexed to the District on April 9, 2024 and approximately 106.7 acres were annexed to the District on January 21, 2025. Accordingly, the District currently consists of approximately 609.2 acres.

The District consists of five non-contiguous tracts of land. Tract 1 consists of approximately 156.1 acres located generally along the east side of FM 982 and in the vicinity of County Road 439, in the John D. Kirby Survey, Abstract No. 515 and the Alex D. Havens Survey, Abstract No. 436 in Collin County and not within the extraterritorial jurisdiction of any city. Tract 2 consists of approximately 94.8 acres located generally on the east side of FM 546 and north of East Lucas Road in the William D. Thompson Survey, Abstract No. 892 in the extraterritorial jurisdiction of the City of Princeton, Texas. Tract 3 consists of approximately 54.8 acres located generally north of County Road 398 and east of FM 546 in the William D. Thompson Survey, Abstract No. 892, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 4 consists of approximately 196.8 acres in the Hardin Wright Survey, Abstract No. 957, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 5 consists of approximately 106.7 acres in the Hardin Wright Survey, Abstract Number 957, and the EM Wood Survey, Abstract Number 960, in the extraterritorial jurisdiction of the City of Princeton, Texas.

Developer and Principal Landowner The developer and principal land-owner of the land within the District is D.R. Horton – Texas, LTD., a Texas limited partnership (the “Developer”). The Developer is wholly owned by D.R. Horton, Inc., 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 “THE DEVELOPER AND PRINCIPAL LANDOWNER.” The property within Tract 4 of the District is currently owned by Double R DevCo, LLC, a Texas limited liability company (“Double R”), which is serving as a landbank for the Developer with respect to the development within Tract 4 of the District. The property within Tract 5 of the District is currently owned by Forestar (USA) Real Estate Group Inc. (“Forestar”), which is also

serving as a landbank for the Developer with respect to the development within Tract 5 of the District. See “DEVELOPMENT OF THE DISTRICT.”

Development within the District.....

Of the approximately 609.2 acres within the District, approximately 433.5 acres are expected to be developed with single family homes and the remaining approximately 175.7 acres are expected to be undevelopable and consist of drainage easements, streets and parks and open space.

Tract 1 is the site of a residential development called “Ranger Crossing.” Ranger Crossing is a master-planned residential community which consists of 655 single family homes across approximately 151.1 acres.

Tract 2 is the site of a residential development called “Frontier Pointe.” Frontier Pointe is a master-planned residential community and is expected to consist of approximately 405 single family homes across approximately 85.0 developable acres at full buildout.

Tract 3 is the site of a proposed residential development called “Winchester Crossing, Phase 12.” Winchester Crossing is a master-planned residential community planned for approximately 2,320 single-family homes at full buildout; however, only Phase 12 (which is the final phase of the overall Winchester Crossing development) is within the District. Winchester Crossing, Phase 12 is currently planned for approximately 236 single-family homes across approximately 45.4 developable acres.

Tracts 4 and 5 are the site of a portion of a proposed residential development called “Crossmill.” Crossmill is a master-planned residential community planned for approximately 1,476 single-family homes at full buildout. Phases 1A, 1B and 2 of Crossmill, which are expected to be developed with a total of 580 single-family homes, are located within Tract 5, and Phases 3, 4 and 5, which are expected to be developed with a total of approximately 896 single-family homes, are located within Tract 4.

Homebuilder

The Developer completed construction of all 655 homes within Ranger Crossing in October 2025.

As of March 31, 2026, 351 homes had been completed within Frontier Pointe (57 of which were owned by the Developer and 294 of which were owned by individual homeowners) and the Developer owned 49 single family homes under construction and five finished lots. Homes in Frontier Pointe range in price from approximately \$272,490 to approximately \$394,490 and in size from approximately 1,123 square feet to 2,591 square feet.

As of March 31, 2026, construction of homes had not yet begun in Winchester Crossing, Phase 12, and the Developer owned all 236 lots within Winchester Crossing, Phase 12, all of which were finished lots.

Additionally, the Developer has an option to purchase approximately 580 lots from Forestar and approximately 896 lots from Double R located in the proposed Crossmill development. The Developer currently expects to begin home construction in the proposed Crossmill development in 2029.

See “THE DEVELOPER AND PRINCIPAL LANDOWNER,” “DEVELOPMENT OF THE DISTRICT,” and “THE DISTRICT.”

RISK FACTORS

THE DISTRICT’S TAX IS LEVIED ONLY ON THE PROPERTY LOCATED WITHIN THE DISTRICT. THEREFORE, THE INVESTMENT SECURITY AND QUALITY OF THE BONDS IS DEPENDENT UPON THE SUCCESSFUL DEVELOPMENT OF PROPERTY LOCATED WITHIN THE DISTRICT AND THE PAYMENT AND COLLECTION OF TAXES LEVIED THEREON. THE BONDS ARE SUBJECT TO CERTAIN RISK FACTORS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT, INCLUDING PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED “RISK FACTORS,” BEFORE MAKING AN INVESTMENT DECISION.

SELECTED FINANCIAL INFORMATION

2025 Certified Taxable Assessed Valuation	\$ 208,778,464 ^(a)
Estimated Assessed Valuation as of December 1, 2025	\$ 303,703,400 ^(b)
Estimated Assessed Valuation as of May 1, 2026	\$ 322,204,740 ^(c)
Direct Debt:	
The Outstanding Utility Bonds	\$ 16,070,000
The Outstanding Road Bonds	10,315,000
The Utility Bonds	11,570,000
The Road Bonds	<u>2,320,000</u>
Total	\$ 40,275,000
Estimated Overlapping Debt	<u>\$ 29,232,778^(d)</u>
Total Direct and Estimated Overlapping Debt	\$ 69,507,778
Direct Debt Ratio:	
As a percentage of 2025 Certified Taxable Assessed Valuation	19.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025	13.26%
As a percentage of Estimated Assessed Valuation as of May 1, 2026	12.50%
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Certified Taxable Assessed Valuation	33.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025	22.89%
As a percentage of Estimated Assessed Valuation as of May 1, 2026	21.57%
District Funds	
Utility Bond Debt Service Fund (as of May 12, 2026)	\$ 2,223,069 ^(e)
Road Bond Debt Service Fund (as of May 12, 2026)	\$ 1,458,354 ^(f)
Operating Fund (as of May 12, 2026)	\$ 547,476
2025 Tax Rate per \$100 of Taxable Assessed Valuation:	
Utility Debt Service	\$0.510
Road Debt Service	0.330
Maintenance & Operation	<u>0.160</u>
Total	\$1.000
Average Annual Debt Service Requirements on the Bonds and Outstanding Bonds (2026-2051)	\$ 2,722,316 ^(g)
Maximum Annual Debt Service Requirements on the Bonds and Outstanding Bonds (2049)	\$ 3,027,150 ^(g)
Overall Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Average Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2026-2051):	
Based on 2025 Certified Taxable Assessed Valuation at 95% Collections	\$1.37*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$0.94*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.89*
Overall Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Maximum Debt Service Requirement on the Bonds and Outstanding Bonds (2049):	
Based on 2024 Certified Taxable Assessed Valuation at 95% Collections	\$1.53*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$1.05*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.99*
Average Annual Debt Service Requirements on the Utility Bonds and Outstanding Utility Bonds (2026-2051)	\$ 1,870,819 ^(h)
Maximum Annual Debt Service Requirements on the Utility Bonds and Outstanding Utility Bonds (2049)	\$ 2,072,975 ^(h)
Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Average Annual Debt Service Requirement on the Utility Bonds and Outstanding Utility Bonds (2026-2051):	
Based on 2025 Certified Taxable Assessed Valuation at 95% Collections	\$0.94*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$0.65*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.61*
Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Maximum Debt Service Requirement on the Utility Bonds and Outstanding Utility Bonds (2049):	
Based on 2025 Certified Taxable Assessed Valuation at 95% Collections	\$1.05*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$0.72*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.68*

Average Annual Debt Service Requirements on the Road Bonds and Outstanding Road Bonds (2026-2051)	\$ 851,497 ⁽ⁱ⁾
Maximum Annual Debt Service Requirements on the Road Bonds and Outstanding Road Bonds (2049)	\$ 954,175 ⁽ⁱ⁾

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Average Annual Debt Service Requirement on the Road Bonds and Outstanding Road Bonds (2026-2051):	
Based on 2025 Certified Taxable Assessed Valuation at 95% Collections	\$0.43*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$0.30*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.28*

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay	
Maximum Debt Service Requirement on the Road Bonds and Outstanding Road Bonds (2049):	
Based on 2025 Certified Taxable Assessed Valuation at 95% Collections	\$0.48*
Based on Estimated Assessed Valuation as of December 1, 2025 at 95% Collections	\$0.33*
Based on Estimated Assessed Valuation as of May 1, 2026 at 95% Collections	\$0.31*

* Preliminary, subject to change.

- (a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Collin Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of December 1, 2025 and includes an estimate of additional value resulting from the construction of taxable improvements from January 1, 2025 to December 1, 2025. No taxes will be levied on this estimated assessed value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of May 1, 2026 and includes an estimate of additional value resulting from the construction of taxable improvements from January 1, 2025 to May 1, 2026. No taxes will be levied on this estimated assessed value. See "TAX DATA" and "TAXING PROCEDURES."
- (d) See "DISTRICT DEBT — Direct and Estimated Overlapping Debt Statement."
- (e) Neither Texas law nor the Utility Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund. 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. The Utility Bonds include 18 months of capitalized interest which will be deposited into the Utility System Debt Service Fund.
- (f) Neither Texas law nor the Road Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund. 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 Road Bonds include 18 months of capitalized interest which will be deposited into the Road System Debt Service Fund.
- (g) Debt Service on the Bonds is estimated at an average interest rate of 5.00%. See "DISTRICT DEBT – Estimated Combined Debt Service Requirement Schedule."
- (h) Debt Service on the Utility Bonds is estimated at an average interest rate of 5.00%. See "DISTRICT DEBT – Estimated Utility System Debt Service Requirement Schedule."
- (i) Debt Service on the Road Bonds is estimated at an average interest rate of 5.00%. See "DISTRICT DEBT – Estimated Road System Debt Service Requirement Schedule."

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
(A Political Subdivision of the State of Texas Located within Collin County, Texas)

\$11,570,000
Unlimited Tax Utility Bonds, Series 2026

\$2,320,000
Unlimited Tax Road Bonds, Series 2026

INTRODUCTION

This Official Statement of Collin County Municipal Utility District No. 4 (the “District”) is provided to furnish information with respect to the issuance by the District of its \$11,570,000 Unlimited Tax Utility Bonds, Series 2026 (the “Utility Bonds”) and its \$2,320,000 Unlimited Tax Road Bonds, Series 2026 (the “Road Bonds” and, together with the Utility Bonds, the “Bonds”).

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; (iii) an order adopted by the Board of Directors of the District on the date of the sale of the Bonds (the “Utility Bond Order”); and (iv) an approving order of the Texas Commission on Environmental Quality (the “TCEQ”) dated April 22, 2026 (the “TCEQ Order”).

The Road Bonds are issued pursuant to (i) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; and (iii) an order adopted by the Board of Directors of the District on the date of the sale of the Road Bonds (the “Road Bond Order”).

The Utility Bond Order and the Road Bond Order are referred to collectively as the “Bond Orders” in this Official Statement. See “THE BONDS — Authority for Issuance.”

This Official Statement includes descriptions of the Bonds, D.R. Horton—Texas, Ltd., a Texas limited partnership (the “Developer”), the Bond Orders, and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248, upon payment of the costs of duplication therefor. Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Order, except as otherwise indicated herein.

RELATIONSHIP AMONG THE PARTIES

Tierra Financial Advisors, LLC, serves as municipal advisor to the District (the “Financial Advisor”) and is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation (“D.R. Horton, Inc.”), the ultimate parent company of the Developer. The District was created in 2020 at the direction of D.R. Horton, Inc. to facilitate development in the District, and the Developer, which is a wholly-owned subsidiary of D.R. Horton, Inc. and the primary developer of land in the district, owned property representing approximately 19.80% of the total taxable assessed value of property in the District as of January 1, 2025. See “DEVELOPMENT OF THE DISTRICT,” “THE DEVELOPER AND PRINCIPAL LANDOWNER” and “TAX DATA — Principal Taxpayers.” A portion of the proceeds of the Bonds will be used to reimburse the Developer for expenditures incurred in connection with the development of infrastructure in the District. See “THE BONDS — Use and Distribution of Utility Bond Proceeds” and “—Use and Distribution of Road Bond Proceeds.” No employees of the Developer, D.R. Horton, Inc., or any other subsidiary or affiliate of D.R. Horton, Inc., are members of the Board of the District and the Municipal 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.

THE BONDS

General

The following is a description of certain of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Orders. Copies of the Bond Orders may be obtained from the District upon written request made to Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248.

The Bonds are dated July 1, 2026, with interest payable on March 1, 2027 and each September 1 and March 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. The Bonds are fully registered bonds maturing on September 1 of the years shown on the inside cover page of this Official Statement. Principal of the Bonds will be payable to the registered owners (the “Registered Owners”) at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas (the “Paying Agent/Registrar”). Interest on the Bonds will be payable by check, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the “Record Date”) or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

Book-Entry-Only System

The Bonds will be issued as fully registered bonds and will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository of the Bonds. Ownership interests in the Bonds may be purchased in book-entry form only in denominations of \$5,000 and any integral multiple thereof. So long as DTC is the securities depository all payments of principal and interest on the Bonds will be made to DTC and will be paid to the Beneficial Owners in accordance with DTC’s procedures and the procedures of DTC’s Participants. See APPENDIX C — “BOOK-ENTRY-ONLY SYSTEM.”

Successor Paying Agent/Registrar

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

Registration, Transfer and Exchange

In the event the Book-Entry-Only System is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the Registered Owner within not more than three (3) business days after the receipt by the Paying

Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of \$5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or the Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Bonds*

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

Record Date for Interest Payment

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

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

* *Preliminary, subject to change.*

Mutilated, Lost, Stolen or Destroyed Bonds

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

Annexation

Portions of the District lie within the extraterritorial jurisdiction of the City of Lowry Crossing, Texas, and within the extraterritorial jurisdiction of the City of Princeton, Texas. Under existing Texas law, certain portions of the District may be annexed and dissolved by the applicable city only if (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the land owners consenting to the annexation. If the District is annexed, the applicable city must assume the District's assets and obligations (including the Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by either city is a policy-making matter within the discretion of the Mayor and City Council of each city, and therefore, the District makes no representation that either the City of Lowry Crossing, Texas, or the City of Princeton, Texas, will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of either city to make debt service payments should annexation occur. The Bond Orders provide for the termination of the pledge of taxes to the Bonds upon annexation and dissolution by either city.

Consolidation

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

Authority for Issuance

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; (iii) the Utility Bond Order; and (iv) the TCEQ Order.

The Road Bonds are issued pursuant to (i) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) an election held within the District on May 7, 2022; and (iii) the Road Bond Order.

At an election held within the District on May 7, 2022, voters of the District authorized the District's issuance of \$150,644,081 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, owning, leasing or operating a waterworks system, a surface water system, a sanitary sewer system and a drainage and storm sewer system serving the District (the "Utility System"); \$225,966,122 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$75,460,032 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring, owning,

operating or maintaining macadamized, graveled, and paved roads and turnpikes or improvements, including storm drainage, in aid of such roads (the "Road System"); and \$113,190,048 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

Bond Debt Service Funds

The Utility Bond Order creates a fund for debt service on the Utility Bonds and any additional unlimited tax bonds issued by the District for the Utility System (the "Utility Bond Debt Service Fund"). Eighteen (18) months of capitalized interest on the Utility Bonds will be deposited from the proceeds from sale of the Utility Bonds into the Utility Bond Debt Service Fund. The Utility Bond Debt Service Fund, which constitutes a trust fund for the benefit of the owners of bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Utility Bonds and any of the District's other duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts on deposit in the Utility Bond Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Utility Bonds and any additional bonds for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due.

The Road Bond Order creates a fund for debt service on the Road Bonds and any additional unlimited tax bonds issued by the District for the Road System (the "Road Bond Debt Service Fund"). Twenty-four (24) months of capitalized interest on the Road Bonds will be deposited from the proceeds from sale of the Road Bonds into the Road Bond Debt Service Fund. The Road Bond Debt Service Fund, which constitutes a trust fund for the benefit of the owners of bonds issued for the Road System, and any additional unlimited tax bonds issued by the District for the Road System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Road Bonds and any of the District's other duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road Bond Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Road Bonds and any additional bonds for the Road System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due.

Source of Payment

The Utility Bonds and the Road Bonds are payable from the proceeds of two separate continuing direct annual ad valorem taxes, without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Orders, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Appraisal District (herein defined). Tax proceeds, after deduction for collection costs, will be placed in the applicable Debt Service Fund and used solely to pay principal of and interest on the applicable Bonds, any additional bonds payable from taxes that the District may hereafter issue for the Utility System or the Road System, as applicable, and fees of the Paying Agent/Registrar.

The Utility Bonds and the Road Bonds are each supported by a separate unlimited tax levied by the District. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued for the Road System, including the Road Bonds. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System, including the Utility Bonds. The Bonds are obligations solely of the District and are not the obligations of the State of Texas; Collin County, Texas; the City of Lowry Crossing, Texas; the City of Princeton, Texas; or any entity other than the District.

Outstanding Bonds

The Utility Bonds are the third series of bonds to be issued by the District for the purpose of purchasing, constructing, acquiring, owning, leasing or operating the Utility System. The District has previously issued its (i) \$7,440,000 aggregate principal amount Unlimited Tax Utility Bonds Series 2024, which are currently outstanding in the principal amount of \$7,440,000; and (ii) \$8,630,000 aggregate principal amount Unlimited Tax Utility Bonds Series 2025, which are currently outstanding in the principal amount of \$8,630,000 (collectively, the “Outstanding Utility Bonds”)

The Road Bonds are the third series of bonds to be issued by the District for the purpose of purchasing, constructing, acquiring, owning, operating or maintaining the Road System. The District has previously issued its (i) \$4,045,000 aggregate principal amount Unlimited Tax Road Bonds Series 2024, which are currently outstanding in the principal amount of \$4,045,000; and (ii) \$6,270,000 aggregate principal amount Unlimited Tax Road Bonds Series 2025, which are currently outstanding in the principal amount of \$6,270,000 (collectively, the “Outstanding Road Bonds” and together with the Outstanding Utility Bonds, the “Outstanding Bonds”).

Payment Record

The Bonds represent the fifth and sixth series of bonds issued by the District. The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness.

Issuance of Additional Debt

The District’s voters have authorized the District’s issuance of \$150,644,081 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System; \$225,966,122 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$75,460,032 bonds for the purpose of constructing or acquiring the Road System; and \$113,190,048 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System. The District may authorize additional amounts in the future.

The Utility Bonds are the third series of Utility bonds issued by the District for the Utility System and the Road Bonds are the third series of Road bonds issued for the Road System. Following the issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$123,004,081 principal amount for acquiring or constructing the Utility System; \$225,966,122 principal amount for the refunding of bonds issued by the District for the Utility System; \$62,825,032 principal amount for acquiring or constructing the Road System; \$113,190,048 principal amount for the refunding of bonds issued for the Road System.

The Bond Orders impose no limitation on the amount of additional parity bonds that may be issued by the District, if authorized by the District’s voters and, in the case of bonds for the Utility System, approved by the TCEQ. The District’s issuance of the remaining \$123,004,081 principal amount of unlimited tax bonds for the Utility System shall be subject to prior approval by the TCEQ. The \$62,825,032 principal amount of unlimited tax bonds for acquiring or constructing the Road System is not subject to approval by the TCEQ.

Following the reimbursement with the proceeds of the Bonds, the District will owe the Developer approximately \$82 million for expenditures to construct the Utility System and the Road System pursuant to a reimbursement agreement pursuant to which the District is generally required to reimburse the Developer for the costs of facilities constructed by the Developer on behalf of the District. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

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

No Arbitrage

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

Defeasance

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

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

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

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Amendments to the Bond Orders

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

Registered Owners' Remedies

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

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

Use and Distribution of Utility Bond Proceeds

Proceeds from the sale of the Utility Bonds will be used to reimburse the Developer for the construction costs set out below. Proceeds of the Utility Bonds will also be used to pay those non-construction costs shown below. Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and the Municipal Advisor (each hereinafter defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Utility 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 in accordance with the rules of the TCEQ. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

	<i>Construction Costs</i>	<i>Total</i>
A. Developer Contribution Items		
1. Ranger Crossing Phase 3		
a. Water		\$ 109,390.91
b. Sanitary		145,760.83
c. Drainage		138,325.14
d. Grading		<u>32,550.00</u>
Subtotal		\$ 426,026.88
2. Frontier Pointe Phase 1		
a. Water		\$ 1,081,140.29
b. Sanitary		3,516,156.01
c. Drainage		3,095,039.69
d. Grading		<u>227,858.07</u>
Subtotal		\$ 7,923,194.07
3. Engineering Fees		
a. Ranger Crossing Phase 3		\$ 237,770.90
b. Frontier Pointe Phase 1		<u>518,499.89</u>
Subtotal		\$ 756,270.79
4. SWPPP Fees		
c. Ranger Crossing Phase 3 Utilities		\$ 21,395.96
d. Frontier Pointe Phase 1 Utilities		<u>12,999.66</u>
Subtotal		\$ 34,395.62
5. Testing Fees		
a. Ranger Crossing Phase 3 Utilities		\$ 26,921.97
b. Frontier Pointe Phase 1 Utilities		<u>2,934.14</u>
Subtotal		\$ 29,856.11
TOTAL CONSTRUCTION COSTS		\$ 9,169,743.46
Less Surplus Funds Applied		(\$259,000)
TOTAL		\$8,910,743.46
	<i>Non-Construction Costs</i>	
A. Legal Fees		\$ 169,275.00
B. Fiscal Agent Fees		115,700.00
C. Interest Costs		
1. Capitalized Interest (18 months @ 5.0%)		867,750.00
2. Developer Interest (up to five years @ 5.0%)		1,137,654.13
D. Underwriter's Discount (2.0%)		231,400.00
E. Bond Issuance Expenses		64,052.41
F. Bond Application Costs		35,000.00
G. Attorney General Fee (0.10% up to \$9,500)		9,500.00
H. TCEQ Bond Issuance Fee (0.25%)		<u>28,925.00</u>
TOTAL NON-CONSTRUCTION COSTS		\$ 2,659,256.54
TOTAL BOND ISSUE REQUIREMENT		\$11,570,000.00

Use and Distribution of Road Bond Proceeds

Proceeds from the sale of the Road Bonds will be used to reimburse the Developer for the construction costs set out below. Proceeds of the Road Bonds will also be used to pay those non-construction costs shown below. Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and the Municipal Advisor (each hereinafter defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Road Bonds and completion of agreed-upon procedures by the District's auditor. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

<i>Construction Costs</i>	<i>Total</i>
A. Developer Contribution Items	
1. Paving & Appurtenances to Serve Ranger Crossing Phase 3	
a. Grading	\$ (14,292.41)
b. Paving	<u>1,764,612.50</u>
Subtotal	\$ 1,750,320.09
2. Engineering Fees	
a. Paving & Appurtenances to Serve Ranger Crossing Phase 3	<u>(2,060.45)</u>
Subtotal	\$ (2,060.45)
3. SWPPP Fees	
a. Paving & Appurtenances to Serve Ranger Crossing Phase 3	\$ <u>(7.43)</u>
Subtotal	\$ (7.43)
4. Testing Fees	
a. Paving & Appurtenances to Serve Ranger Crossing Phase 3	\$ <u>(9.35)</u>
Subtotal	<u>\$ (9.35)</u>
TOTAL CONSTRUCTION COSTS	\$ 1,748,242.85
 <i>Non-Construction Costs</i> 	
A. Legal Fees	\$ 56,400.00
B. Financial Advisor Fees	25,000.00
C. Interest	
1. Developer Interest (up to five years @ 5.0%)	180,237.24
2. Capitalized Interest (18 months @ 5.0%)	74,000.00
D. Underwriter's Discount (2.0%)	46,400.00
F. Bond Issuance Expenses	72,399.91
G. Bond Application Costs	15,000.00
H. Attorney General Fee (0.10% up to \$9,500)	<u>2,320.00</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 571,757.15
TOTAL BOND ISSUE REQUIREMENT	\$ 2,320,000.00

THE DISTRICT

Authority

The District was created by order of the TCEQ dated December 8, 2020. The creation and operation of the District is pursuant to Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution. The District operates under Chapters 49 and 54 of the Texas Water Code, as amended.

The District is empowered, among other things, to 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; the control and diversion of storm water; and the construction, operation and maintenance of macadamized, graveled or paved roads and turnpikes and improvements in aid thereof. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, subject to the approval of the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, utilize non-tax revenues to develop and finance parks and recreational facilities.

Other than with respect to the construction and financing of roads and improvements in aid thereof, the TCEQ exercises continuing supervisory jurisdiction over the District. Construction of the District's water and sanitary sewer system is subject to the regulatory jurisdiction of additional governmental agencies.

Description

The District is located approximately 28 miles northeast of Dallas, Texas in the vicinity of Lake Lavon in Collin County, Texas. The District was created by Order of the TCEQ dated December 8, 2020, which included the granting of road powers. The District initially consisted of approximately 250.9 acres. Through Orders Adding Land and Redefining Boundaries dated February 17, 2022, April 24, 2024 and January 21, 2025, approximately 54.8 acres, 196.8 acres and 106.7 acres, respectively, were annexed into the District. Accordingly, the District currently consists of approximately 609.2 acres.

The District consists of five non-contiguous tracts of land. Tract 1 consists of approximately 156.1 acres located generally along the east side of FM 982 and in the vicinity of County Road 439, in the John D. Kirby Survey, Abstract No. 515 and the Alex D. Havens Survey, Abstract No. 436 in Collin County and not within the extraterritorial jurisdiction of any city. Tract 2 consists of approximately 94.8 acres located generally on the east side of FM 546 and north of East Lucas Road in the William D. Thompson Survey, Abstract No. 892 in the extraterritorial jurisdiction of the City of Princeton, Texas. Tract 3 consists of approximately 54.8 acres located generally north of County Road 398 and east of FM 546 in the William D. Thompson Survey, Abstract No. 892, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 4 consists of approximately 196.8 acres in the Hardin Wright Survey, Abstract No. 957, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 5 consists of approximately 106.7 acres in the Hardin Wright Survey, Abstract Number 957, and the EM Wood Survey, Abstract Number 960, in the extraterritorial jurisdiction of the City of Princeton, Texas.

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:

<i>Name</i>	<i>Title</i>	<i>Term Expires May</i>
Tyler Perkins	President	2028
Alex Rejcek	Vice President	2028
Jose Manuel Morales	Secretary	2028
Jackson Fletcher	Assistant Secretary	2030
Alexis Pizano	Assistant Secretary	2030

Investment Policy

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

Consultants

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

Tax Assessors/Collectors: The Tax Assessor and Collector for the District is Scott Grigg, the Collin County Tax Assessor-Collector.

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

Auditor: The District’s financial statements for the fiscal year ended September 30, 2025, were audited by Mark C. Eyring, CPA, PLLC. See Appendix A for a copy of such audited financial statements.

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

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

Disclosure Counsel: Stradling Yocca Carlson & Rauth LLP, serves as Disclosure Counsel to the District for issuance of the Bonds. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

Municipal Advisor: Tierra Financial Advisors, LLC is engaged as municipal advisor to the District in connection with the issuance of the Bonds. The Municipal Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Municipal 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, Inc. See "RELATIONSHIP AMONG THE PARTIES" herein.

THE DEVELOPER AND PRINCIPAL LANDOWNER

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 to builders, developers, or other third parties, or to build, construct and sell homes directly to homeowners. In most instances, the developer will be required to pay up to thirty percent of the cost of constructing certain 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 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 entity is obligated to pay principal of or interest on the Bonds. Furthermore, neither the Developer nor any affiliate entity has a binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developer or 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

D.R. Horton – Texas, LTD., a Texas limited partnership (previously defined as the "Developer"), is the principal land-owner and primary developer of land within the District, and the only active developers of land within the District currently are the Developer and Forestar. The Developer is a wholly-owned subsidiary of D.R. Horton, Inc., a Delaware corporation (previously defined as "D.R. Horton, Inc."). D.R. Horton, Inc. is a public company whose common stock is traded on the New York Stock Exchange under the symbol "DHI." D.R. Horton, Inc. has been the largest homebuilder by volume in the United States since 2002. Founded in 1978 in Fort Worth, Texas, D.R. Horton, Inc. has operations in 126 markets in thirty-six (36) states across the United States. For the year ended September 30, 2025, D.R. Horton Inc.'s homebuilding operations closed 84,863

homes. Consolidated revenues for the same twelve-month period were approximately \$34.3 billion. D.R. Horton, Inc. is engaged in the construction and sale of high-quality homes through its diverse brand portfolio that includes D.R. Horton, Express Homes, Freedom Homes and Emerald Homes.

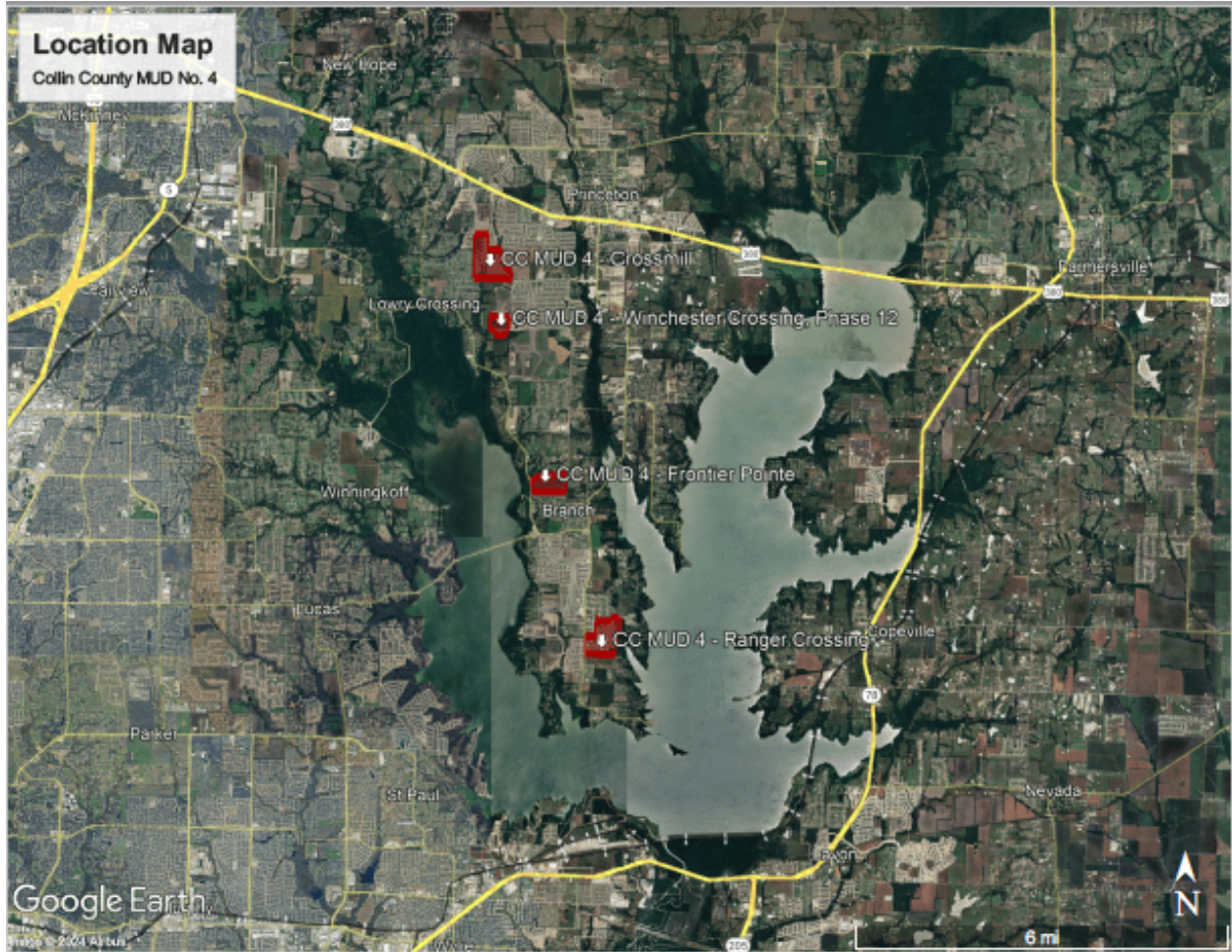
D.R. Horton, Inc. is subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), and in accordance therewith files reports, proxy statements and other information, including financial statements, with the Securities and Exchange Commission (the “SEC”). Such filings, particularly, D.R. Horton, Inc.’s most recent Annual Report on Form 10-K and D.R. Horton, Inc.’s most recent Quarterly Report on Form 10-Q set forth certain data relative to the consolidated results of operations and financial position of D.R. Horton, Inc. and its subsidiaries, including the Developer, as of their respective dates. 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 Developer. Further, neither the Developer nor D.R. Horton, Inc. is responsible for, is liable for or has made any commitment for payment of the Bonds or other obligations of the District, and the inclusion of such financial statements and description of financial arrangements by reference herein should not be construed as an implication to that effect. Neither the Developer nor D.R. Horton, Inc. has any legal commitment to the District or owners of the Bonds to continue development of the land within the District and 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.

The SEC maintains an Internet website that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including D.R. Horton, Inc. The address of such Internet web site is www.sec.gov. All documents subsequently filed by D.R. Horton, Inc. pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes.

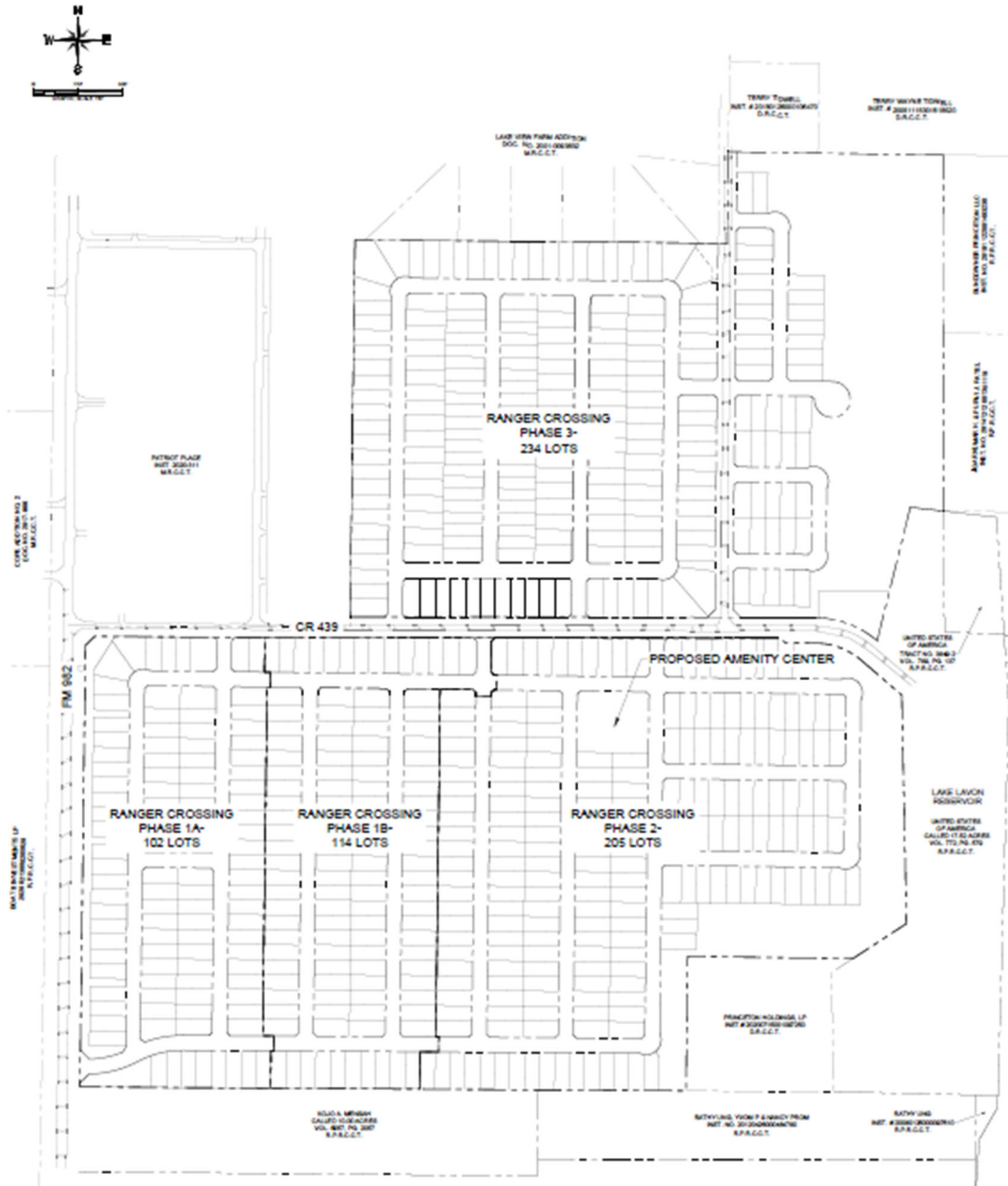
Copies of D.R. Horton, Inc.’s Annual Report and each of its other quarterly and current reports, including any amendments, are available from D.R. Horton, Inc.’s website at www.drhorton.com.

The foregoing Internet addresses and references to filings with the SEC are included for reference only, and the information on these Internet sites and on file with the SEC are not a part of this Official Statement and are not incorporated by reference into this Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on these Internet sites. None of the Developer or D.R. Horton, Inc. is obligated to advance funds to pay for development or construction costs or to pay taxes on property in the District, and investors should not rely on the information and financial statements contained on such internet sites in evaluating whether to buy, hold or sell the Bonds.

REGIONAL LOCATION OF DISTRICT



LAND USE PLANS FOR DISTRICT





FRONTIER POINTE
Colin County, Texas
March 2023





CROSSMILL

CONCEPT PLAN **JB**
COLLIN COUNTY, TEXAS PARTNERS

***DEVELOPMENT PROGRESS –
RANGER CROSSING***



***DEVELOPMENT PROGRESS –
RANGER CROSSING (CONTINUED)***



***DEVELOPMENT PROGRESS –
FRONTIER POINTE***



***DEVELOPMENT PROGRESS –
FRONTIER POINTE (CONTINUED)***



***DEVELOPMENT PROGRESS –
WINCHESTER CROSSING PHASE 12***



***DEVELOPMENT PROGRESS –
WINCHESTER CROSSING PHASE 12 (CONTINUED)***



***DEVELOPMENT PROGRESS –
CROSSMILL***



***DEVELOPMENT PROGRESS –
CROSSMILL (CONTINUED)***



DEVELOPMENT OF THE DISTRICT

Development Plan

General. The District consists of five non-contiguous tracts of land. Tract 1 consists of approximately 156.1 acres located generally along the east side of FM 982 and in the vicinity of County Road 439, in the John D. Kirby Survey, Abstract No. 515 and the Alex D. Havens Survey, Abstract No. 436 in Collin County and not within the extraterritorial jurisdiction of any city. Tract 2 consists of approximately 94.8 acres located generally on the east side of FM 546 and north of East Lucas Road in the William D. Thompson Survey, Abstract No. 892 in the extraterritorial jurisdiction of the City of Princeton, Texas. Tract 3 consists of approximately 54.8 acres located generally north of County Road 398 and east of FM 546 in the William D. Thompson Survey, Abstract No. 892, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 4 consists of approximately 196.8 acres in the Hardin Wright Survey, Abstract No. 957, and the EM Wood Survey, Abstract No. 960 in the extraterritorial jurisdiction of the City of Lowry Crossing, Texas. Tract 5 consists of approximately 106.7 acres in the Hardin Wright Survey, Abstract Number 957, and the EM Wood Survey, Abstract Number 960, in the extraterritorial jurisdiction of the City of Princeton, Texas.

Of the approximately 609.2 acres within the District, approximately 433.5 acres are expected to be developed with single family homes and the remaining approximately 175.7 acres are expected to be undevelopable and consist of drainage easements, streets and parks and open space.

Prospective purchasers of the Bonds should note that the prior real estate experience of a developer should not be construed as an indication that further development within the District will occur, 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. See "THE DEVELOPER AND PRINCIPAL LANDOWNER."

Tract 1. Tract 1 is the site of a residential development called "Ranger Crossing." Ranger Crossing is a master-planned residential community consisting of 655 single family homes across approximately 151.1 developable acres at full buildout. Homes in Ranger Crossing range in size from approximately 1,082 square feet to 2,548 square feet. The Developer completed the construction of homes within Ranger Crossing in October 2025.

Tract 2. Tract 2 is the site of a residential development called "Frontier Pointe". Frontier Pointe is a master-planned residential community and is expected to consist of approximately 405 single family homes across approximately 85.0 developable acres at full buildout. The Developer is currently building single family homes within Frontier Pointe and as of March 31, 2026, 351 homes had been completed within Frontier Pointe (57 of which were owned by the Developer and 294 of which were owned by individual homeowners) and the Developer owned 49 single family homes under construction and five finished lots. Homes in Frontier Pointe range in price from approximately \$272,490 to approximately \$394,490 and in size from approximately 1,123 square feet to approximately 2,591 square feet. The Developer currently expects to complete the construction of homes within Phases 1 and 2 of Frontier Pointe in September 2026 and October 2026, respectively.

Tract 3. Tract 3 is the site of a residential development called "Winchester Crossing, Phase 12," which is currently planned for approximately 236 single-family homes. Winchester Crossing is a master-planned residential community planned for approximately 2,320 single-family homes overall at full buildout; however, only Phase 12 (which is the final phase of the overall Winchester Crossing development) is within the District. Winchester Crossing, Phase 12. As of March 31, 2026, the Developer owned 236 finished lots within Winchester Crossing, Phase 12. The Developer began constructing homes in Winchester Crossing, Phase 12 in May 2026.

Tracts 4 and 5. Tracts 4 and 5 are the site of a portion of a proposed residential development called “Crossmill.” Crossmill is a master-planned residential community planned for approximately 1,476 single-family homes at full buildout, as well as two school sites which are outside of the District. Phases 1A, 1B and 2 of Crossmill, which are expected to be developed with a total of 580 single-family homes, are located within Tract 5, and Phases 3, 4 and 5, which are expected to be developed with a total of approximately 896 single-family homes, are located within Tract 4.

As of March 31, 2026, the Developer was platting and engineering Phase 3, 4 and 5 of Crossmill and the Developer currently expects to begin home construction of Phase 3, 4 and 5 of Crossmill in 2029. The Developer entered into a development agreement with the City of Lowry Crossing with respect to the portions of the Crossmill development which are located within the District. Pursuant to the development agreement, the Developer has agreed to dedicate and/or construct certain roadways and to pay development fees in the amount of \$2,500 per residential lot or unit developed within Tract 4, with half of each such fee due prior to approval of a plat or site plan and the remainder due at the time of issuance of building permits.

In December 2023, the Developer assigned its contractual rights to purchase the property on which the Crossmill development is expected to be developed, which represents Tracts 4 and 5 of the District, to Double R DevCo, LLC, a Texas limited liability company (“Double R”). Double R then purchased the land from a third-party land seller and the Developer simultaneously entered into a contract with Double R whereby the Developer has the right to purchase the 310 acres from Double R for Double R’s purchase price of the land plus an annual payment on the remaining purchase price of the land. The Developer has the right to buy the land in installments or phases over a seven year period. In December 2024, the Developer assigned its rights to purchase the property within Tract 5 of the District to Forestar (USA) Real Estate Group Inc. (“Forestar”), which has since acquired the property within Tract 5 of the District from Double R. Forestar is expected to develop the property within Tract 5 of the District into residential lots for future purchase by the Developer for home construction. The Developer currently expects the first delivery of lots from Forestar in June 2026 and to begin home construction thereafter. The Developer currently expects to begin construction of homes within Tract 4 of the District in 2029, and expects to begin taking down lots from Double R prior to such time.

Double R is controlled by Ryan Horton and Reagan Horton, who are the adult sons of the late Donald R. Horton, the previous Chairman of D.R. Horton, Inc. D.R. Horton, Inc. has a strategic relationship with Ryan Horton and Reagan Horton and entities controlled by them (including Double R), pursuant to which such entities serve as a land seller and land banker to D.R. Horton, Inc. and its subsidiaries.

Forestar is a wholly-owned subsidiary of Forestar Group, Inc. a Delaware corporation (“Forestar Group”) and a publicly traded corporation whose stock is listed on the New York Stock Exchange under the ticker “FOR.” Forestar Group is a majority owned subsidiary of D.R. Horton, Inc.

Status of Development within the District

The following tables shows the status of construction of the single family homes within the District as of March 31, 2026.

	<i>Section Acreage</i>	<i>Section Lots</i>	<i>Homes Completed</i>	<i>Homes Under Construction</i>	<i>Finished Lots</i>	<i>Lots Under Development</i>	<i>Undeveloped Lots</i>
Ranger Crossing Section 1A	21.2	102	102	--	--	--	--
Ranger Crossing Section 1B	20.6	114	114	--	--	--	--
Ranger Crossing Section 2	48.4	205	205	--	--	--	--
Ranger Crossing Section 3	60.9	234	234	--	--	--	--
Frontier Pointe Phase 1	45.3	229	193	31	5	--	--
Frontier Pointe Phase 2	39.7	176	158	18	--	--	--
Winchester, Phase 12	45.4	236	--	--	236	--	--
Crossmill Phase 1A	77.3	191	--	--	--	191	--
Crossmill Phase 1B	31.9	207	--	--	--	207	--
Crossmill Phase 2	30.9	182	--	--	--	--	182
Crossmill Phase 3	93.9	353	--	--	--	--	353
Crossmill Phase 4	62.8	287	--	--	--	--	287
Crossmill Phase 5	40.2	<u>256</u>	--	--	--	--	<u>256</u>
Totals		2,772	1,006	49	241	398	1,078

Financing Plan

Through March 1, 2026, the Developer had spent approximately \$234.7 million on site acquisition and development costs, permits and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of internal financing repayment, corporate overhead and other carry costs) related to its development within the District. The Developer expects to spend approximately \$436.9 million in additional site development costs, permit and impact fees, home construction costs, and other development, marketing and sales costs (exclusive of corporate overhead and other carry costs) between March 1, 2026 and full build-out of its homes proposed to be constructed in the District.

To date, the Developer has financed its land acquisition, site development and home construction costs related to its property within the District through internally generated funds. The Developer expects to use internal funding (which may include home sales revenues from its project within the District) to complete its development activities within the District. However, home sales revenues from the Developer's activities in the District are not segregated and set aside for completing the homes in the District. Notwithstanding the foregoing, the Developer believes that it will have sufficient funds to complete its construction and sale of homes in the District.

Notwithstanding the current belief of the Developer that it will have sufficient funds to complete its planned development in the District, no assurance can be given that sources of financing available to the Developer will be sufficient to complete the property development and home construction as currently anticipated. Neither the Developer nor any of its related entities are under any legal obligation of any kind to expend funds for the development and construction of homes on its property in the District, or the payment of property taxes for property within the District. Any contributions by the Developer to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues are inadequate to pay the costs to complete the planned development by the Developer within the District and other financing by the Developer is not put into place, there could be a shortfall in the funds required to complete the planned development by the Developer or to pay property taxes related to the Developer's property in the District, and the remaining portions of the Developer's project in the District may not be completed. Many factors beyond

the Developer’s control, or a decision by the Developer to alter its current plans, may cause the actual sources and uses to differ from the projections. See “RISK FACTORS” herein for a discussion of risk factors.

Assignment of District Bond Proceeds

On April 24, 2025, the National Finance Authority issued its \$52,830,000 Special Revenue Bonds (Princeton Area Projects, Collin County, Texas) Series 2025 (the “NFA Bonds”). The NFA Bonds are payable from the proceeds of bonds issued by the District, and the Developer and Forestar have assigned their rights to be reimbursed from the proceeds of bonds issued by the District to the trustee for the NFA Bonds on behalf of the owners of the NFA Bonds. A limited offering memorandum for the NFA Bonds was prepared and can be found on the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access system; however, the District is not obligated in any way with respect to the NFA Bonds and did not participate in the preparation of the Limited Offering Memorandum for the NFA Bonds and the District makes no representation as to the accuracy or completeness of the information therein.

THE ROAD SYSTEM

The Road System consists of the internal collector roadway system within the District, and construction of the District’s Road System is subject to the regulations of Collin County, Texas and the Texas Department of Transportation. The roads in the District are constructed with either reinforced concrete pavement with curbs on lime stabilized subgrade or asphalt on lime stabilized subgrade. The Road System also includes, or will include, streetlights and franchise utilities (power, phone and cable). Public utilities such as water, wastewater and storm drainage are typically located within street rights-of-way or within dedicated easements when the public utilities are outside of street rights-of-way. The Road System within the District is maintained by the District. All County Roads, including County Road 439, 441 and 398 are to be maintained by Collin County, Texas. Specifically, for Ranger Crossing, the Road System will consist of the interior roads, for Frontier Pointe, the Road System will consist of the interior roads for Tract 2 of the District, for Winchester Crossing, Phase 12, the Road System will consist of the interior roads for Tract 3 of the District, and for Crossmill, the Road System will consist of the interior roads for Tracts 4 and 5 of the District. The required portions of the Road System for Phases 1A and 1B, Phase 2 and Phase 3 of Ranger Crossing have been completed and were accepted by Collin County, Texas in January 2023, September 2023, and June 2024, respectively. The required portions of the Road System for Phase 1 and Phase 2 of Frontier Pointe have been completed and were accepted by Collin County, Texas, in October 2024 and January 2025, respectively. The required portions of the Road System for Phase 12 of Winchester have been completed and were accepted by Collin County, Texas, in October 2025. The required portions of the Road System for Phase 1A and Phase 1B of Crossmill have been completed and were accepted by Collin County, Texas, in March 2026. See the caption “THE BONDS—Use and Distribution of Road Bond Proceeds.

THE UTILITY SYSTEM

Regulation

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

Description of the Utility System

Water Supply. The District currently obtains retail water service from the Culleoka Water Supply Corporation (“CWSC”) for Tracts 1 and 2 pursuant to separate agreements (the “CWSC Water Agreements”) between the CWSC and the original owners of land within the District at the time of formation of the District.

The District subsequently was assigned the rights of the original owners under the CWSC Water Agreements. Under the CWSC Water Agreements, the District is required to construct certain on and off-site facilities for the transmission, storage and supply of water within Tract 1 and Tract 2 of the District. As described under “THE BONDS—Use and Distribution of Utility Bond Proceeds,” a portion of the proceeds of the Utility Bonds will be used to reimburse the Developer for the costs of constructing a portion of such water facilities. Under the CWSC Water Agreements, the District is also required to pay connection fees in the amount of \$3,500 per equivalent single-family connection (“ESFC”) at the time building permits are obtained, which fees are not being reimbursed from the proceeds of the Utility Bonds. As water facilities are constructed by the Developer for each phase of development within Tract 1 and Tract 2 of the District, such facilities are dedicated to CWSC and thereafter the CWSC has committed to maintain and operating such water facilities and serving water to customers within Tract 1 and Tract 2. The District received certificates of completion of the required water facilities within Phase 1A and 1B, Phase 2 and Phase 3 of the Ranger Crossing development within Tract 1 of the District in November 2022, September 2023 and July 2024, respectively. The District received a certificate of completion of the required water facilities within Phase 1 and Phase 2 of Frontier Pointe in November 2024 and January 2025, respectively.

The District currently obtains retail water and wastewater service from the City of Princeton, Texas for Tract 3 pursuant to an agreement (the “Princeton Tract 3 Water and Wastewater Agreement”) between the City of Princeton, Texas and the District. Under the Princeton Tract 3 Water and Wastewater Agreement, the District is required to construct certain on and off-site water conveyance facilities for the purpose of providing water service to the District. Under the Princeton Tract 3 Water and Wastewater Agreement, the District is also required to pay connection fees in the amount of \$5,771 per ESFC at the time building permits are obtained. Upon completion of the required water facilities and dedication to the city, the City of Princeton, Texas has committed in the Princeton Tract 3 Water and Wastewater Agreement to providing water service to customers within Tract 3 of the District up to 300 ESFCs. The water conveyance facilities for Winchester Crossing, Phase 12 project within Tract 3 have been constructed and accepted by the City of Princeton, Texas

Approximately 122 acres of Tract 4 of the District is located within the retail service area of the City of Princeton, Texas and approximately 74 acres of Tract 4 of the District is located within the retail service area of the Milligan Water Supply Corporation. The District and Milligan Water Supply Corporation entered into a water supply agreement for the purpose of making retail water service available to the relevant portion of Tract 4 of the District, and the District has entered into an additional Non-Standard Water and Wastewater Service Agreement with the City of Princeton, Texas for the purpose of making retail water service available to the relevant portion of Tract 4 of the District.

Tract 5 of the District is located within the retail service area of the City of Princeton, Texas and the City of Princeton, Texas has agreed to provide water service to Tract 5 of the District pursuant to an Amended and Restated Crossmill Development Agreement with the Developer (the “Crossmill Development Agreement”). Pursuant to the Crossmill Development Agreement, the Developer is to construct all necessary water improvements necessary to serve Tract 5 of the District.

Wastewater Treatment. The property within the District currently obtains wastewater service from the City of Princeton pursuant to separate agreements (one for Tract 1 and Tract 2 of the District and the Princeton Tract 3 Water and Wastewater Agreement for Tract 3 of the District (collectively, the “Wastewater Agreements”). Pursuant to the Wastewater Agreements, the District is required to construct certain on and off-site wastewater conveyance facilities in order to provide wastewater service within the District. As described under “THE BONDS—Use and Distribution of Utility Bond Proceeds,” a portion of the proceeds of the Utility Bonds will be used to reimburse the Developer for the costs of constructing a portion of such wastewater facilities. In addition, the District is required to pay wastewater connection fees to the City of Princeton, Texas in the amount of \$2,540 per ESFC in Tract 1 and Tract 2 and \$4,559 per ESFC within Tract 3 at the time building permits are obtained, which fees are not being reimbursed from the proceeds of the Utility Bonds; however, the District receives a credit against such fees in approximately the amount of the cost of the wastewater infrastructure which is constructed by the Developer. As wastewater facilities are constructed by the Developer

for each phase of development within District, such facilities are dedicated to the City of Princeton, Texas and thereafter the City of Princeton, Texas has committed to maintain and operating such wastewater facilities and serving wastewater to customers up to a combined 1,058 ESFCs within Tract 1 and Tract 2 and up to 300 ESFCs within Tract 3. The District received certificates of completion of the of the required wastewater facilities within Phase 1A and 1B (other than the required lift station), Phase 2 and Phase 3 of the Ranger Crossing development within Tract 1 of the District in November 2022, September 2023, and July 2024, respectively. The District received a certificate of completion of the required wastewater facilities within Phase 1 and Phase 2 of Frontier Pointe in November 2024 and January 2025, respectively.

The property within Tracts 4 and 5 of the District are located within the certificated service area of Certificate of Convenience and Necessity No. 21057, under which the City of Princeton, Texas furnishes retail wastewater service. The District has entered into an additional Non-Standard Water and Wastewater Service Agreement for the purpose of making retail wastewater service available to the property within Tract 4 of the District and under the Crossmill Development Agreement, the City of Princeton, Texas has agreed to provide wastewater service to Tract 5 of the District. Pursuant to the Crossmill Development Agreement, the Developer is to construct all necessary wastewater improvements necessary to serve Tract 5 of the District.

Drainage. Tract 1, site of the Ranger Crossing development, drains both east and west in its natural state. The drainage going west flows into a drainage ditch flowing north to south along FM 982. The drainage going east flows directly into the adjacent Lake Lavon. Storm water drainage within Tract 1 will be provided by the network of internal collection facilities and open channels. The District received certificates of completion of the required drainage facilities within Phase 1A and 1B, Phase 2 and Phase 3 of the Ranger Crossing development within Tract 1 of the District in November 2022, September 2023 and July 2024, respectively.

Tract 2, site of the Frontier Pointe development, drains north and south in its natural state, which is split by a ridge in the middle before the tract drains into the Lake Lavon Conservation Easement. Storm water drainage within Tract 2 will be provided by the network of internal collection facilities, open channels and two detention ponds. The District received a certificate of completion of the required drainage facilities within Phase 1 and Phase 2 of Frontier Pointe in November 2024 and January 2025, respectively.

Tract 3, which is the site of the Winchester Crossing, Phase 12 development, naturally drains southwest into East Fork Tributary 1 and ultimately into Lake Lavon. Tract 3 has an inline structure, culvert crossings, and overbank grading to produce excess valley storage in order to reduce the effect of peak flows.

Tract 4, which is the site of the proposed Crossmill, Phases 3, 4 and 5 development, naturally drains south into East Fork Tributary 1 and ultimately into Lake Lavon. Because Tract 4 is currently undeveloped, no stormwater drainage has been constructed.

Tract 5, which is the site of the proposed Crossmill, Phases 1A, 1B and 2 development, drains both east and west in its natural state. The drainage west flows into a drainage ditch which drains south into East Fork Tributary 1 and ultimately into Lake Lavon. The drainage east drains into existing collection facilities and open channels. Internal collection facilities will be constructed within each phase to convey the storm water into its respective detention basis and to the natural outlets. Because Tract 5 is currently undeveloped, no stormwater drainage has been constructed.

100-Year Flood Plain. The land within the District being developed for residential use is outside the flood plain according to flood insurance rate map panels 48085C0315J, 48085C0430J and 48085C0295J, each dated June 2, 2009, for Collin County, Texas.

Historical Operations of the System

The following is a summary of the District's general operating fund. The figures below were obtained from the District's audited financial statements for the fiscal years ending September 30, 2023 through September 30, 2025 and the District's approved budget for the fiscal year ended September 30, 2026. See Appendix A. The District is required by statute to have a certified public accountant audit its financial statements, which statements are then required to be filed with the TCEQ.

	<i>Fiscal Year Ended September 30, 2026^(a)</i>	<i>Fiscal Year Ended September 30, 2025^(b)</i>	<i>Fiscal Year Ended September 30, 2024^(b)</i>	<i>Fiscal Year Ended September 30, 2023^(b)</i>
Revenues:				
Property Taxes	\$ 327,050	\$ 225,000	\$ 226,458	\$ 117,977
Penalty and Interest	12,000	2,000	699	--
Interest on Deposits and Investments	<u>--</u>	<u>--</u>	<u>3,368</u>	<u>--</u>
Total Revenues	\$ 339,050	\$ 227,000	\$ 230,525	\$ 117,977
Expenditures:				
Operating and Administrative				
Professional Fees	\$ 125,000	\$ 75,000	\$ 76,393	\$ 55,985
Contracted Services	22,600	20,000	9,127	5,081
Administrative	<u>28,080</u>	<u>23,080</u>	<u>17,277</u>	<u>11,339</u>
Total Expenditures	\$ 175,680	\$ 118,080	\$ 102,797	\$ 72,405
Revenues Over (Under) Expenditures	\$ 163,370	\$ 108,920	\$ 127,728	\$ 45,572
Other Financing Sources (Uses)				
Developer Advances	--	--	--	\$ 3,000
Net Change in fund balances	\$ 163,370	\$ 108,920	\$ 127,728	\$ 48,572
Fund Balance, Beginning of Year	\$ 280,325	\$ 171,405	\$ 43,677	\$ (4,895)
Fund Balance, End of Year	\$ 443,695	\$ 280,325	\$ 171,405	\$ 43,677

^(a) Unaudited. From the District's approved budget for the Fiscal Year ending September 30, 2026. Information provided by the District's bookkeeper.

^(b) From the District's Audited Financial Statements.

DISTRICT DEBT

Utility System Debt Service Requirement Schedule

The following schedule sets forth the debt service on the Utility Bonds and the Outstanding Utility Bonds, assuming an interest rate of 5.00% for the Utility Bonds.

The Utility Bonds

<i>Year Ending September 30</i>	<i>Outstanding Utility Bonds Debt Service</i>	<i>Principal*</i>	<i>Interest*</i>	<i>Total *</i>	<i>Total Debt Service*</i>
2026	\$ 832,978	--	--	--	\$ 832,978
2027	931,594	--	\$ 652,419	\$ 652,419	1,584,013
2028	1,136,194	\$ 260,000	578,500	838,500	1,974,694
2029	1,136,819	\$275,000	565,500	840,500	1,977,319
2030	1,130,819	\$285,000	551,750	836,750	1,967,569
2031	1,123,519	\$300,000	537,500	837,500	1,961,019
2032	1,119,919	\$315,000	522,500	837,500	1,957,419
2033	1,115,969	\$330,000	506,750	836,750	1,952,719
2034	1,115,444	\$350,000	490,250	840,250	1,955,694
2035	1,113,644	\$365,000	472,750	837,750	1,951,394
2036	1,116,844	\$385,000	454,500	839,500	1,956,344
2037	1,133,663	\$405,000	435,250	840,250	1,973,913
2038	1,138,450	\$425,000	415,000	840,000	1,978,450
2039	1,147,000	\$445,000	393,750	838,750	1,985,750
2040	1,158,225	\$465,000	371,500	836,500	1,994,725
2041	1,167,325	\$490,000	348,250	838,250	2,005,575
2042	1,169,700	\$515,000	323,750	838,750	2,008,450
2043	1,180,063	\$540,000	298,000	838,000	2,018,063
2044	1,187,400	\$570,000	271,000	841,000	2,028,400
2045	1,192,725	\$595,000	242,500	837,500	2,030,225
2046	1,206,038	\$625,000	212,750	837,750	2,043,788
2047	1,211,888	\$655,000	181,500	836,500	2,048,388
2048	1,224,175	\$690,000	148,750	838,750	2,062,925
2049	1,233,725	\$725,000	114,250	839,250	2,072,975
2050	640,500	\$760,000	78,000	838,000	1,478,500
2051	--	800,000	40,000	840,000	840,000
Total	\$27,864,616	\$11,570,000	\$ 9,206,669	\$20,776,669	\$48,641,285

Average Annual Debt Service Requirements on the Utility Bonds and Outstanding Utility Bonds (2026-2051) \$ 1,870,819*

Maximum Annual Debt Service Requirements on the Utility Bonds and Outstanding Utility Bonds (2049) \$ 2,072,975*

* Preliminary, subject to change.

Road System Debt Service Requirement Schedule

The following schedule sets forth the debt service on the Road Bonds and the Outstanding Road Bonds, assuming an interest rate of 5.00% for the Road Bonds.

<i>The Road Bonds</i>					
<i>Year Ending September 30</i>	<i>Outstanding Road Bonds Debt Service</i>	<i>Principal*</i>	<i>Interest*</i>	<i>Total*</i>	<i>Total Debt Service*</i>
2026	\$ 541,331	--	--	--	\$ 541,331
2027	581,825	--	\$ 130,822	\$ 130,822	712,647
2028	731,300	\$ 50,000	116,000	166,000	897,300
2029	730,700	55,000	113,500	168,500	899,200
2030	729,125	55,000	110,750	165,750	894,875
2031	726,575	60,000	108,000	168,000	894,575
2032	725,675	65,000	105,000	170,000	895,675
2033	722,100	65,000	101,750	166,750	888,850
2034	722,600	70,000	98,500	168,500	891,100
2035	718,900	75,000	95,000	170,000	888,900
2036	724,563	75,000	91,250	166,250	890,813
2037	729,481	80,000	87,500	167,500	896,981
2038	733,294	85,000	83,500	168,500	901,794
2039	741,281	90,000	79,250	169,250	910,531
2040	742,581	95,000	74,750	169,750	912,331
2041	747,800	100,000	70,000	170,000	917,800
2042	751,931	105,000	65,000	170,000	921,931
2043	759,600	110,000	59,750	169,750	929,350
2044	760,288	115,000	54,250	169,250	929,538
2045	764,838	120,000	48,500	168,500	933,338
2046	773,038	125,000	42,500	167,500	940,538
2047	774,650	130,000	36,250	166,250	940,900
2048	783,963	140,000	29,750	169,750	953,713
2049	786,425	145,000	22,750	167,750	954,175
2050	467,250	150,000	15,500	165,500	632,750
2051	--	160,000	8,000	168,000	168,000
Total	\$ 17,971,112	\$ 2,320,000	\$ 1,847,822	\$ 4,167,822	\$22,138,934

Average Annual Debt Service Requirements on the Road Bonds and Outstanding Road Bonds (2026-2051) \$ 851,497*

Maximum Annual Debt Service Requirements on the Road Bonds and Outstanding Road Bonds (2049) \$ 954,175*

* Preliminary, subject to change.

Combined Debt Service Requirement Schedule

The following schedule sets forth the debt service on the Bonds and the Outstanding Bonds, assuming an interest rate of 5.00% for the Utility Bonds and the Road Bonds.

<i>Year Ending September 30</i>	<i>The Bonds</i>				<i>Total Debt Service*</i>
	<i>Outstanding Bonds Debt Service</i>	<i>Principal*</i>	<i>Interest*</i>	<i>Total*</i>	
2026	\$ 1,374,309	--	--	--	\$ 1,374,309
2027	1,513,419	--	\$ 783,242	\$ 783,242	2,296,660
2028	1,867,494	\$ 310,000	694,500	1,004,500	2,871,994
2029	1,867,519	330,000	679,000	1,009,000	2,876,519
2030	1,859,944	340,000	662,500	1,002,500	2,862,444
2031	1,850,094	360,000	645,500	1,005,500	2,855,594
2032	1,845,594	380,000	627,500	1,007,500	2,853,094
2033	1,838,069	395,000	608,500	1,003,500	2,841,569
2034	1,838,044	420,000	588,750	1,008,750	2,846,794
2035	1,832,544	440,000	567,750	1,007,750	2,840,294
2036	1,841,406	460,000	545,750	1,005,750	2,847,156
2037	1,863,144	485,000	522,750	1,007,750	2,870,894
2038	1,871,744	510,000	498,500	1,008,500	2,880,244
2039	1,888,281	535,000	473,000	1,008,000	2,896,281
2040	1,900,806	560,000	446,250	1,006,250	2,907,056
2041	1,915,125	590,000	418,250	1,008,250	2,923,375
2042	1,921,631	620,000	388,750	1,008,750	2,930,381
2043	1,939,663	650,000	357,750	1,007,750	2,947,413
2044	1,947,688	685,000	325,250	1,010,250	2,957,938
2045	1,957,563	715,000	291,000	1,006,000	2,963,563
2046	1,979,075	750,000	255,250	1,005,250	2,984,325
2047	1,986,538	785,000	217,750	1,002,750	2,989,288
2048	2,008,138	830,000	178,500	1,008,500	3,016,638
2049	2,020,150	870,000	137,000	1,007,000	3,027,150
2050	1,107,750	910,000	93,500	1,003,500	2,111,250
2051	--	960,000	48,000	1,008,000	1,008,000
Total	\$45,835,728	\$13,890,000	\$ 11,054,492	\$24,944,492	\$70,780,220

Average Annual Debt Service Requirements on the Bonds and Outstanding Bonds (2026-2051)..... \$ 2,722,316*

Maximum Annual Debt Service Requirements on the Bonds and Outstanding Bonds (2049)..... \$ 3,027,150*

* Preliminary, subject to change.

Bonded Indebtedness

2025 Certified Taxable Assessed Valuation	\$ 208,778,464 ^(a)
Estimated Assessed Valuation as of December 1, 2025	\$ 303,703,400 ^(b)
Estimated Assessed Valuation as of May 1, 2026	\$ 322,204,740 ^(c)
Direct Debt:	
The Outstanding Utility Bonds (as of May 1, 2026)	\$ 16,070,000
The Outstanding Road Bonds (as of May 1, 2026)	10,315,000
The Utility Bonds	11,570,000
The Road Bonds	<u>2,320,000</u>
Total	\$ 40,275,000
Estimated Overlapping Debt	\$ 29,232,778 ^(d)
Total Direct and Estimated Overlapping Debt	\$ 69,507,778
Direct Debt Ratio:	
As a percentage of 2025 Certified Taxable Assessed Valuation	19.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025	13.26%
As a percentage of Estimated Assessed Valuation as of May 1, 2026	12.50%
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Certified Taxable Assessed Valuation	33.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025	22.89%
As a percentage of Estimated Assessed Valuation as of May 1, 2026	21.57%
District Funds	
Utility Bond Debt Service Fund (as of May 12, 2026)	\$ 2,223,069 ^(e)
Road Bond Debt Service Fund (as of May 12, 2026)	\$ 1,458,354 ^(f)
Operating Fund (as of May 12, 2026)	\$ 547,476
2025 Tax Rate per \$100 of Taxable Assessed Valuation:	
Utility Debt Service	\$ 0.510
Road Debt Service	0.330
Maintenance & Operation	<u>0.160</u>
Total	\$ 1.000

* Preliminary, subject to change.

- (a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Collin Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of January 1, 2025 and includes an estimate of additional value resulting from the construction of taxable improvements from January 1, 2025 to December 1, 2025. No taxes will be levied on this estimated assessed value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of January 1, 2025 and includes an estimate of additional value resulting from the construction of taxable improvements from January 1, 2025 to May 1, 2026. No taxes will be levied on this estimated assessed value. See "TAX DATA" and "TAXING PROCEDURES."
- (d) See "DISTRICT DEBT — Direct and Estimated Overlapping Debt Statement."
- (e) Neither Texas law nor the Utility Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund. 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. The Utility Bonds include 18 months of capitalized interest which will be deposited into the Utility System Debt Service Fund.
- (f) Neither Texas law nor the Road Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund. 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 Road Bonds include 24 months of capitalized interest which will be deposited into the Road System Debt Service Fund.

Direct and Estimated Overlapping Debt Statement

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

<i>Taxing Jurisdiction</i>	<i>Outstanding Debt 5/1/2026 ^(b)</i>	<i>Overlapping</i>	
		<i>Percent</i>	<i>Amount</i>
Collin County	\$ 910,405,000	0.077%	\$ 701,381
Collin County Community College District	438,250,000	0.085%	373,438
Community Independent School District	425,055,000	6.625%	<u>28,157,959</u>
Total Estimated Overlapping Debt			\$ 29,232,778
The District ^(a)			<u>\$ 40,275,000</u>
Total Direct and Estimated Overlapping Debt			\$ 69,507,778

^(a) Represents the Bonds and Outstanding Bonds.

^(b) Source: Texas MAC

Debt Ratios

Direct Debt Ratios:

As a percentage of 2025 Certified Taxable Assessed Valuation.....	19.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025.....	13.26%
As a percentage of Estimated Assessed Valuation as of May 1, 2026.....	12.50%

Direct and Estimated Overlapping Debt Ratios:

As a percentage of 2025 Certified Taxable Assessed Valuation.....	33.29%
As a percentage of Estimated Assessed Valuation as of December 1, 2025.....	22.89%
As a percentage of Estimated Assessed Valuation as of May 1, 2026.....	21.57%

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds and any additional bonds payable from taxes that the District may hereafter issue for the purpose of acquiring or constructing the Utility System and to pay the expenses of assessing and collecting such taxes. In the Bond Orders, the District agrees to levy such a tax from year to year as described more fully above under “THE BONDS — Source of Payment.” The Board is also authorized to levy a separate annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Road Bonds and any additional bonds payable from taxes that the District may hereafter issue for the purpose of acquiring or constructing the Road System 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 BONDS — Source of Payment.”

Under Texas law, the Board may also levy and collect annual ad valorem taxes for the operation and maintenance of the District for the payment of certain contractual obligations. See “TAX DATA — Maintenance Tax.”

Property Tax Code and County-Wide Appraisal District

Title I of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district of county. The Collin Central Appraisal District has the responsibility for appraising property in the District. Such appraisal values are subject to review and change by the Collin County Appraisal Review Board. Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of said appraisal review boards by filing a petition for review in state district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Absent any such appeal, the appraisal roll, as prepared by the Collin Central Appraisal District, and approved by the Collin County Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and rate.

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

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

Property Subject to Taxation by the District

General. Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt

property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years of age or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the District. The District may be required to offer such exemptions if a majority of voters approve the same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax-supported debt incurred prior to adoption of the exemption by the District. The District has not adopted disabled persons or over 65 years of age exemptions. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption of full value of the veteran's residential homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse, and surviving spouses of a deceased veteran who had received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries.

A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads but not less than \$5,000, if any exemption is granted, from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by July 1. The District has not adopted a homestead exemption. See "TAX DATA."

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

of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

Collin County may designate all or part of the area within the District as a reinvestment zone. Thereafter, Collin County and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, none of the area within the District has been designated as a reinvestment zone.

Valuation of Property for Taxation

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

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

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all property in the Appraisal District at least once every three years. It is not known what frequency of reappraisals will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense, has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of

appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses to formally include such values on its appraisal roll.

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

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

Tax Payment Installments after Disaster

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

District and Taxpayer Remedies

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

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

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, 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 twenty percent (20%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The "Property Code" makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties, and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) 65 years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

Rollback of Operation and Maintenance Tax Rate

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

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

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

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

The District. The District determined for the 2025 tax year that the District was a Developing District. A determination as to the District's status as a "Special Taxing Unit", a Developed District or a Developing District will be made by the Board of Directors 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 in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

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

TAX DATA

General

All taxable property within the District is subject to the assessment, levy, and collection by the District of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Utility Bonds and Outstanding Utility Bonds. All taxable property within the District is also subject to the assessment, levy, and collection by the District of a separate continuing direct annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Road Bonds and Outstanding Road Bonds. See “TAXING PROCEDURES.” The Board has in its Bond Orders covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. See “THE BONDS” and “RISK FACTORS.”

For the 2025 tax year, the District levied a total tax rate of \$1.00 per \$100 taxable assessed valuation, consisting of \$0.8400 for debt service on the Outstanding Bonds and \$0.1600 for maintenance and operations. Upon closing and delivery of the Bonds, 18 months of capitalized interest on the Utility Bonds will be deposited into the District’s Utility Bond Debt Service Fund and 24 months of capitalized interest on the Road Bonds will be deposited into the District’s Road Bond Debt Service Fund. See “THE BONDS — Source of Payment.” The District is authorized to levy separate debt service taxes, both of which are unlimited as to rate or amount, for payment of debt service on bonds issued for the Road System and bonds issued for the Utility System.

Tax Rate Limitation

Utility System Debt Service:	Unlimited (no legal limit as to rate or amount)
Road System Debt Service:	Unlimited (no legal limit as to rate or amount)
Maintenance:	\$1.20 per \$100 taxable assessed valuation

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District’s improvements if such maintenance tax is authorized by vote of the District’s electors. The Board is authorized by the District’s voters to levy such maintenance tax in an amount not to exceed \$1.20 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which have been issued or may be issued in the future. See “—Tax Rate Distribution” below.

Additional Penalties

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

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the debt service tax rates per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements on the Bonds and the Outstanding Bonds if no growth in the District’s tax base occurs beyond the 2025 certified taxable assessed valuation as of January 1, 2025 (\$208,778,464), the estimated preliminary assessed value as of December 1, 2025 (\$303,703,400) or the estimate of value as of December 1, 2025 (\$303,703,400). The

calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds by the District.

Combined Average Annual Debt Service Requirements on the Utility Bonds and the Outstanding Utility Bonds (2026-2051)	\$1,870,819
Tax Rate of \$0.94 on the 2025 Certified Taxable Assessed Valuation.....	\$1,870,819
Tax Rate of \$0.65 on the Estimated Assessed Valuation as of December 1, 2025.....	\$1,870,819
Tax Rate of \$0.61 on the Estimated Assessed Valuation as of May 1, 2026.....	\$1,870,819

Combined Maximum Annual Debt Service Requirements on the Utility Bonds and the Outstanding Utility Bonds (2049).....	\$2,072,975
Tax Rate of \$1.05 on the 2025 Certified Taxable Assessed Valuation	\$2,072,975
Tax Rate of \$0.72 on the Estimated Assessed Valuation as of December 1, 2025.....	\$2,072,975
Tax Rate of \$0.68 on the Estimated Assessed Valuation as of May 1, 2026.....	\$2,072,975

Combined Average Annual Debt Service Requirements on the Road Bonds and the Outstanding Road Bonds (2026-2051)	\$851,497
Tax Rate of \$0.43 on the 2025 Certified Taxable Assessed Valuation.....	\$851,497
Tax Rate of \$0.30 on the Estimated Assessed Valuation as of December 1, 2025.....	\$851,497
Tax Rate of \$0.28 on the Estimated Assessed Valuation as of May 1, 2026.....	\$851,497

Combined Maximum Annual Debt Service Requirements on the Road Bonds and the Outstanding Road Bonds (2049).....	\$954,175
Tax Rate of \$0.48 on the 2025 Certified Taxable Assessed Valuation	\$954,175
Tax Rate of \$0.33 on the Estimated Assessed Valuation as of December 1, 2025.....	\$954,175
Tax Rate of \$0.31 on the Estimated Assessed Valuation as of May 1, 2026.....	\$954,175

Estimated Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on a parity with tax liens of other taxing jurisdictions.

In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions (see “DISTRICT DEBT — Direct and Estimated Overlapping Debt Statement”), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative, or general revenue purposes.

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

<i>Taxing Jurisdiction</i>	<i>2025 Tax Rate</i>
Collin County	\$ 0.149343
Collin County Community College District	0.081220
Community Independent School District	1.207700
The District	<u>1.000000</u>
Total 2025 Tax Rate for the District	\$ 2.438263

Historical Tax Collections

<i>Tax Year</i>	<i>Assessed Valuation</i>	<i>Tax Rate / \$100</i>	<i>Adjusted Levy</i>	<i>% Collected Current Year</i>	<i>Current Year Ending 9/30</i>	<i>% Collected as of 4/30/2026</i>
2025 ^(a)	\$208,778,464	1.000	\$2,087,785	98.89%	2026	98.89%
2024	89,517,797	1.000	895,178	100.00	2025	100.00
2023	22,695,440	1.000	226,954	100.00	2024	100.00
2022	11,797,707	1.000	117,977	100.00	2023	100.00

^(a) Collections are in process. Reflects collections through January 2026. Due to the timing of the annexation of Tracts 4 and 5 into the District, 2025 is the first year that Tracts 4 and 5 of the District were included in the assessed valuation of the District.

Tax Rate Distribution

	<i>2025</i>	<i>2024</i>	<i>2023</i>	<i>2022</i>
Debt Service	\$ 0.8400	\$ 0.7100	--	--
Maintenance & Operation	<u>0.1600</u>	<u>0.2900</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>
Total	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000

Taxable Assessed Valuation Summary

The following table shows the type of property comprising the tax rolls for 2022 through 2025 as certified by the Appraisal District.

<i>Type of Property</i>	<i>2025 Assessed Valuation^(a)</i>	<i>2024 Assessed Valuation</i>	<i>2023 Assessed Valuation</i>	<i>2022 Assessed Valuation</i>
Land	\$ 112,223,007	\$ 48,124,222	\$ 32,669,096	\$ 20,475,655
Improvements	116,257,837	51,657,966	--	--
Personal Property	723,046	208,581	--	--
Productivity Loss	(17,289,589)	(9,383,770)	(9,973,656)	(8,677,948)
Exemptions	<u>(3,135,834)</u>	<u>(1,089,202)</u>	<u>--</u>	<u>--</u>
Total	\$ 208,778,464	\$ 89,517,797	\$ 22,695,440	\$ 11,797,707

^(a) Due to the timing of the annexation of Tracts 4 and 5 into the District, the 2025 is the first year that Tracts 4 and 5 of the District were included in the assessed valuation of the District.

Principal Taxpayers

The following table shows the top taxpayers within the District based on the 2025 tax roll as certified by the Appraisal District.

<i>Taxpayer</i>	<i>Type of Property</i>	<i>Assessed Valuation 2025 Tax Roll</i>	<i>Percent of District Value</i>
The Developer ^(a)	Land & Improvements	\$41,331,255	19.80%
Homeowner	Land & Improvements	355,504	0.17
Homeowner	Land & Improvements	352,140	0.17
Homeowner	Land & Improvements	351,704	0.17
Homeowner	Land & Improvements	347,940	0.17
Homeowner	Land & Improvements	347,940	0.17
Homeowner	Land & Improvements	347,504	0.17
Homeowner	Land & Improvements	347,504	0.17
Homeowner	Land & Improvements	343,064	0.16
Homeowner	Land & Improvements	<u>343,064</u>	<u>0.16</u>
Total		\$44,467,619	21.30%

^(a) See “THE DEVELOPER AND PRINCIPAL LANDOWNER.”

RISK FACTORS

General

The Utility Bonds and the Road Bonds, which are obligations of the District and not of the State of Texas, Collin County, Texas, the City of Lowry Crossing, Texas, the City of Princeton, Texas, or any political subdivision other than the District, will each be secured by a separate 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 Bonds depends upon the ability of the District to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. See “DEVELOPMENT OF THE DISTRICT,” “TAX DATA,” and “TAXING PROCEDURES.”

Factors Affecting Taxable Values and Tax Payments

Risks of Real Estate Secured Investments Generally. The owners of the Bonds will be subject to the risks generally incident to an investment secured by real estate, including, without limitation: (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of the District, the supply of or demand for competitive properties in such area, and the market value of residential property or buildings and/or sites in the event of sale or foreclosure; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies; (iii) natural disasters (including, without limitation, earthquakes, wildfires and floods), which may result in uninsured losses; (iv) adverse changes in local market conditions; and (v) increased delinquencies due to rising mortgage costs and other factors. No assurance can be given that the

property owners within the District will make full and timely payments of taxes levied against their property by the District and similar taxing authorities in the future.

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

Developer and Principal Landowners: There is no commitment by, or legal requirement of, the Developer, the principal landowners within the District, or any other landowner in the District to proceed at any particular rate or according to any specified plan with the development of land in the District, or of any homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any landowner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. See "DEVELOPMENT OF THE DISTRICT," "THE DEVELOPER AND PRINCIPAL LANDOWNER," and "TAX DATA — Principal Taxpayers."

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. As illustrated in this Official Statement under the caption "TAX DATA — Principal Taxpayers," for the 2025 tax year, the Developer was the District's top taxpayer for the 2025 tax year and owned taxable property representing approximately 19.80% of the District's total taxable assessed valuation. As of March 31, 2026, the Developer has sold and closed 949 homes to individual homeowners within the District. See "THE DEVELOPER AND PRINCIPAL LANDOWNER." In the event that the Developer, any other taxpayer, or any combination of taxpayers should default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Orders to maintain any specified amount of surplus in its interest and sinking fund. See "TAX DATA — Principal Taxpayers" and "TAXING PROCEDURES — Levy and Collection of Taxes."

Maximum Impact on District Tax Rates: Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Certified Taxable Assessed Valuation of all taxable property located within the District is \$208,778,464, the Estimated Assessed Valuation as of December 1, 2025, is \$303,703,400 and the District's Estimated Assessed Valuation as of May 1, 2026, is \$322,204,740. See "TAX DATA."

After issuance of the Bonds, the maximum annual debt service requirement on the Bonds and the Outstanding Bonds is \$3,027,150* (2049), and the average annual debt service requirement the Bonds and the Outstanding Bonds is \$2,722,316* (2026-2051). Assuming no decrease to the District's 2025 Certified Taxable Assessed Valuation, tax rates of \$1.53 and \$1.37 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively. Assuming no decrease from the District's Estimated Assessed Valuation, tax rates of \$1.05 and \$0.94 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively, of the Bonds and the Outstanding Bonds. Assuming no decrease from the District's Estimated Assessed Valuation, tax rates of \$0.99 and \$0.89 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to

* Preliminary, subject to change.

pay the maximum annual debt service requirement and the average annual debt service requirement, respectively, of the Bonds and the Outstanding Bonds.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners.

For the 2025 tax year, the District levied a total tax rate of \$1.00 per \$100 taxable assessed valuation, consisting of \$0.8400 for debt service on the Outstanding Bonds and \$0.1600 for maintenance and operations. Upon closing and delivery of the Bonds, 18 months of capitalized interest on the Utility Bonds will be deposited into the District's Utility Bond Debt Service Fund and 24 months of capitalized interest on the Road Bonds will be deposited into the District's Road Bond Debt Service Fund. See the caption "THE BONDS—Bond Debt Service Funds." The District is authorized to levy separate debt service taxes, both of which unlimited as to rate or amount, for road debt and utility debt. 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.

Disasters, Climate Change, Cybersecurity Threats and Other Potential Events

Disasters. In the event of a fire, flood, hurricane, tropical storm, tornado, earthquake, natural disaster, act of terrorism or other cause severely damaging property or infrastructure within the District, there can be no assurance that such property or infrastructure will be rebuilt. In such case, completion of the development within the District or property values for existing property which has been developed could be adversely affected. There can be no assurance that insurance will be properly maintained with adequate coverage or that insurance proceeds will be sufficient or even available to repair or rebuild properties. The restoration of properties may be delayed by other factors, or the terms of then-applicable mortgage financing could require the application of insurance proceeds to the reduction of mortgage balances rather than the reconstruction or restoration of damaged facilities. Any of the foregoing circumstances could result in a delay in completion of the development of property within the District or have an adverse impact on property values within the District. Moreover, due to increases of the occurrence of natural disasters in the United States, certain insurance companies providing homeowners insurance have either increased policy premiums or discontinued offering homeowners insurance all together in some locations. Increases in homeowners insurance premiums or difficulty in obtaining homeowners insurance all together within the District could impact the Developer's ability to complete and sell homes within the District or affect property owners' ability and willingness to pay property taxes when due.

Climate Change. Numerous studies have described changing weather patterns and the potential for increasing extreme weather events. Property within the District may be vulnerable to flooding, including stormwater flooding, extreme fluctuations in weather temperature, tornadoes and other damaging winds and other severe weather conditions. The timing, extent or severity of climate change and its impact on the property within the District cannot be predicted.

Cybersecurity Threats. Increasingly, governmental entities (such as the District, the County and the State) and private businesses (such as the Developer, as well as contractors, consultants, and other parties critical to the successful development of a project) are targeted by cyberattacks seeking to obtain confidential data, disrupt critical services or seek funds or compensation (ransom) for release of data and systems. A rapidly changing cyber risk landscape may introduce new vulnerabilities that attackers and/or hackers can exploit in attempts to effect breaches or service disruptions. Employee error and/or malfeasance may also contribute to data loss or other system disruptions. Any such breach could compromise networks and the confidentiality, integrity and availability of systems and the information stored there. The potential disruption, access, modification, disclosure or destruction of data (whether to the District, the County, the State, the Developer, or any other parties) could result in delays in development or the application of taxes to the redemption or payment of the Bonds.

Competitive Nature of Residential Housing Market

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

Operating Funds

The District's only source of operating revenue is funds from the Developer, property taxes and increased maintenance tax revenue. The District does not collect water or wastewater revenues from its residents. Maintenance of positive general fund balance will depend upon (1) cash subsidies from the Developer and (2) continued development and increased amounts of maintenance tax revenue. If funds from these sources are not forthcoming, the District would have to increase its maintenance tax rate.

Tax Collection Limitations

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

Registered Owners' Remedies and Bankruptcy

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners (hereinafter defined) have a right to seek a writ of mandamus requiring the District to levy sufficient taxes each year to make such payments. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default, and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies. The enforceability of the rights and remedies of the Registered Owners may be limited further by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, the

remedy of mandamus or the right of the District to seek judicial foreclosure of its tax lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge.

Marketability

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

Future Debt

At an election held within the District on May 7, 2022, voters of the District authorized the District’s issuance of \$150,644,081 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, owning, leasing or operating the Utility System; \$225,966,122 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$75,460,032 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring, owning, operating or maintain the Road System; and \$113,190,048 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

The Utility Bonds are the third series of bonds issued by the District for the Utility System and the Road Bonds are the third series of bonds issued for the Road System. Following the issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$123,004,081 principal amount for acquiring or constructing the Utility System; and \$225,966,122 principal amount for the refunding of bonds issued by the District for the Utility System; \$62,825,032 principal amount for acquiring or constructing the Road System; \$113,190,048 principal amount for the refunding of bonds issued for the Road System.

The Bond Orders impose no limitation on the amount of additional parity bonds that may be issued by the District, if authorized by the District’s voters and, in the case of bonds for the Utility System, approved by the TCEQ. The District’s issuance of the remaining \$123,004,081 principal amount of unlimited tax bonds for the Utility System shall be subject to prior approval by the TCEQ. The \$62,825,032 principal amount of unlimited tax bonds for acquiring or constructing the Road System is not subject to approval by the TCEQ.

Following the reimbursement with the proceeds of the Bonds, the District will owe the Developer approximately \$82 million for expenditures to construct the Utility System and the Road System pursuant to a reimbursement agreement pursuant to which the District is generally required to reimburse the Developer for the costs of facilities constructed by the Developer on behalf of the District. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

Continuing Compliance with Certain Covenants

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

Environmental Regulations

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

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

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

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

The DFW Area is currently designated a “severe” nonattainment area for purposes of the 2008 Ozone Standard, with an attainment date of July 20, 2027. The “severe” nonattainment classification provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels. The DFW Area is currently designated a “serious” nonattainment area for purposes of the 2015 Ozone Standard, following a voluntary reclassification from “moderate” to “serious” in 2024, with an attainment deadline of August 3, 2027.

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

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

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

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

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

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.

While the *Sackett* decision 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.

Approval of the Bonds

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

Changes in Tax Legislation

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

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 Bonds. The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

LEGAL MATTERS

Legal Opinions

The District will furnish to the Initial Purchasers a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinions of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined transcripts of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinions of Coats Rose, P.C., Dallas, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of such opinion, assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See “TAX MATTERS” below. The legal opinions of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without legal limitation as to rate or amount, upon all taxable property within the District. Bond Counsel’s opinion will also address the matters described below. Set forth in Appendix B are the forms of opinion of Bond Counsel expected to be delivered in connection with the issuance of the Bonds.

In addition to serving as Bond Counsel, Coats Rose, P.C., also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered, and, therefore, such fees are contingent upon the sale and delivery of the Bonds. Certain legal matters will be passed upon for the District by Stradling Yocca Carlson & Rauth LLP, as Disclosure Counsel. The fees being paid to Disclosure Counsel are contingent upon the sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of

professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Legal Review

Bond Counsel has reviewed the information appearing in this Official Statement under “THE BONDS” (except for information under the subheadings “— Book-Entry-Only System,” “— Use and Distribution of Utility Bond Proceeds” and “—Use and Distribution of Road Bond Proceeds”), “THE DISTRICT — Authority,” “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel’s limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

No-Litigation Certificate

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

No Material Adverse Change

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

TAX MATTERS

Tax Exemption

On the date of delivery of the Bonds, Coats Rose, P.C., Dallas, Texas, Bond Counsel, will render its opinions that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof (“Existing Law”), (1) interest on the Bonds for federal income tax purposes will be excludable from the “gross income” of the holders thereof, 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, as amended (the “Code”) for the purpose of determining the alternative minimum tax imposed on corporations, and (2) the Bonds will not be treated as “specified private activity bonds” the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Code. Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. Set forth in Appendix B are the forms of opinion of Bond Counsel expected to be delivered in connection with the issuance of the Bonds.

In rendering its opinions, Bond Counsel will rely upon (a) certain information and representations of the District, including information and representations contained in the District’s federal tax certificate and (b) covenants of the District contained in the Bond documents relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District

to observe the aforementioned representations or covenants could cause the interest on the Bonds to become taxable retroactively to the date of issuance.

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

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

Rulings were not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with proceeds of the Bonds. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinions 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.

Collateral Federal Income Tax Consequences

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

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences. The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, including financial institutions, life insurance and property and casualty insurance companies, owners of interests in a FASIT, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, 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 individuals allowed an earned income credit. **THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.**

Under Section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such

bonds; although for this purpose, a de minimis amount of market discount is ignored. A “market discount bond” is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the “revised issue price” (i.e., the issue price plus accrued original issue discount). The “accrued market discount” is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

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

Tax Accounting Treatment of Original Issue Discount and Premium Bonds

The initial public offering price to be paid for one or more maturities of the Bonds is less than the principal amount thereof, or one or more periods for the payment of interest on the Bonds may not be equal to the accrued period or is in excess of one year (the “Original Issue Discount Bonds”). 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 constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond in the initial public offering of the Bonds. The “stated redemption price at maturity” means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner. See “— Tax Exemption” herein for a discussion of certain collateral federal tax consequences.

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

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

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. ALL OWNERS OF ORIGINAL ISSUE DISCOUNT BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION FOR FEDERAL, STATE AND LOCAL INCOME TAX PURPOSES OF INTEREST

ACCRUED UPON REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH 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.

The initial public offering price to be paid for certain maturities of the Bonds may be greater than the amount payable on such Bonds at maturity (the “Premium Bonds”). An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser must be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser’s yield to maturity. PURCHASERS OF THE PREMIUM BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION OF AMORTIZABLE BOND PREMIUM WITH RESPECT TO THE PREMIUM BONDS FOR FEDERAL INCOME TAX PURPOSES AND WITH RESPECT TO THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING PREMIUM BONDS.

Not Qualified Tax-Exempt Obligations

The District, pursuant to the Bond Orders, has NOT designated the Bonds “qualified tax-exempt obligations” pursuant to Section 265 of the Code.

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The 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.

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 September 30. Accordingly, it must provide updated information by the last day in March in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain specified events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR §240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a debt obligation or derivative instrument entered into in connection with, or pledged as security or source of payment for, an existing or planned debt obligation of the District, or a guarantee of any such debt obligation or derivative instrument, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the District, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the District, any of which reflect financial difficulties. The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Orders make any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating 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 specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement, or from any statement made pursuant to its agreement, although holders and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement. The District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments and

interpretations of the Rule to the date of such amendment, as well as changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of such rule or a court of final jurisdiction determines that such provisions are invalid, but in either case only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

Compliance With Prior Continuing Disclosure Undertakings

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

OFFICIAL STATEMENT

General

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

The District’s audited financial statements for the fiscal year ended September 30, 2025 were audited by Mark C. Eyring, CPA, PLLC (the “Auditor”). A copy of such audited financial statements is attached hereto as Appendix A. The Auditor has consented to the publication of such financial statements in this Official Statement.

Experts

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

The information contained in this Official Statement relating to engineering and to the description of the Utility System, and, in particular, that engineering information included in the sections entitled “THE BONDS — Use and Distribution of Bond Proceeds,” “THE DISTRICT — Description,” “DEVELOPMENT OF THE DISTRICT — Status of Development within the District,” “THE ROAD SYSTEM,” and “THE UTILITY SYSTEM” has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned “TAX DATA” and “DISTRICT DEBT” was provided by the Tax Assessor/Collector and the

Appraisal District. Such information has been included herein in reliance upon the Tax Assessor/Collector's authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of appraisal.

Certification as to Official Statement

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

Updating of Official Statement

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

CONCLUDING STATEMENT

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

This Official Statement was approved by the Board of Directors of Collin County Municipal Utility District No. 4 as of the date shown on the cover page hereof.

President, Board of Directors
Collin County Municipal Utility District No. 4

ATTEST:

Secretary, Board of Directors
Collin County Municipal Utility District No. 4

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

COLLIN COUNTY MUNICIPAL
UTILITY DISTRICT NO. 4
COLLIN COUNTY, TEXAS
ANNUAL AUDIT REPORT
SEPTEMBER 30, 2025

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Mark C. Eyring, CPA, PLLC

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March 10, 2026

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Collin County Municipal
Utility District No. 4
Collin County, Texas

Opinions

I have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Collin County Municipal Utility District No. 4 as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Collin County Municipal Utility District No. 4's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Collin County Municipal Utility District No. 4, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows there of for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Collin County Municipal Utility District No. 4, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Collin County Municipal Utility District No. 4's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

INDEPENDENT AUDITOR'S REPORT (Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. I obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Collin County Municipal Utility District No. 4's internal control. Accordingly, no such opinion is expressed. I evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements. I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Collin County Municipal Utility District No. 4's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

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

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Collin County Municipal Utility District No. 4's basic financial statements. The supplementary information on Pages 21 to 38 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, I do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by my firm.

A handwritten signature in black ink, appearing to read "M. A. J.", is located in the lower right quadrant of the page.

Management's Discussion and Analysis

Using this Annual Report

Within this section of the Collin County Municipal Utility District No. 4 (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

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

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

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

Financial Analysis of the District as a Whole

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

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

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, capital assets and depreciation expense have been required to be recorded at historical cost. Management's policy is to maintain the District's capital assets in a condition greater than or equal to the condition required by regulatory authorities, and management does not believe that depreciation expense is relevant to the management of the District. In the government-wide financial statements, certain non-cash costs of long-term debt are capitalized and amortized over the life of the related debt. Management believes that this required method of accounting is not useful for financial analysis of the District and prefers to consider the required cash flows of the debt as reported in the fund statements and the notes to the financial statements. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.

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

Summary of Net Position

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Current and other assets	\$ 3,553,302	\$ 1,550,813	\$ 2,002,489
Capital assets	48,344,173	39,100,858	9,243,315
Total assets	<u>51,897,475</u>	<u>40,651,671</u>	<u>11,245,804</u>
Long-term liabilities	66,559,338	47,305,666	19,253,672
Other liabilities	<u>122,773</u>	<u>55,110</u>	<u>67,663</u>
Total liabilities	<u>66,682,111</u>	<u>47,360,776</u>	<u>19,321,335</u>
Net position:			
Invested in capital assets, net of related debt	(16,223,688)	(7,118,240)	(9,105,448)
Restricted	1,141,248	237,728	903,520
Unrestricted	<u>297,804</u>	<u>171,407</u>	<u>126,397</u>
Total net position	<u>\$ (14,784,636)</u>	<u>\$ (6,709,105)</u>	<u>\$ (8,075,531)</u>

Summary of Changes in Net Position

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 925,905	\$ 226,460	\$ 699,445
Other	<u>102,784</u>	<u>18,118</u>	<u>84,666</u>
Total revenues	<u>1,028,689</u>	<u>244,578</u>	<u>784,111</u>
Expenses:			
Service operations	7,842,591	6,411,412	1,431,179
Debt service	<u>1,261,629</u>	<u>521,948</u>	<u>739,681</u>
Total expenses	<u>9,104,220</u>	<u>6,933,360</u>	<u>2,170,860</u>
Change in net position	(8,075,531)	(6,688,782)	(1,386,749)
Net position, beginning of year	<u>(6,709,105)</u>	<u>(20,323)</u>	<u>(6,688,782)</u>
Net position, end of year	<u>\$ (14,784,636)</u>	<u>\$ (6,709,105)</u>	<u>\$ (8,075,531)</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2025, were \$3,517,808, an increase of \$1,985,718 from the prior year.

The General Fund balance increased by \$126,397, in accordance with the District's financial plan.

The Debt Service Fund balance increased by \$1,591,417, in accordance with the District's financial plan.

The Capital Projects Fund balance increased by \$267,904, as proceeds from the Series 2025 utility and road bonds and interest earnings on deposits and investments exceeded authorized expenditures.

General Fund Budgetary Highlights

The Board of Directors did not amend the budget during the fiscal year. The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 21 of this report. The budgetary fund balance as of September 30, 2025, was expected to be \$280,325 and the actual end of year fund balance was \$297,802.

Capital Asset and Debt Administration

Capital Assets

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

	<u>Capital Assets (Net of Accumulated Depreciation)</u>		
	<u>2025</u>	<u>2024</u>	<u>Change</u>
Land	\$ 2,061,677	\$ 558,454	\$ 1,503,223
Construction in progress	40,649,114	36,033,511	4,615,603
Roads	<u>5,633,382</u>	<u>2,508,893</u>	<u>3,124,489</u>
Totals	<u>\$ 48,344,173</u>	<u>\$ 39,100,858</u>	<u>\$ 9,243,315</u>

Changes to capital assets during the fiscal year ended September 30, 2025, are summarized as follows:

Additions:		
Utilities, roads and other facilities constructed by developer		<u>\$ 15,893,310</u>
Decreases:		
Assets transferred to other entities		(6,520,668)
Depreciation		<u>(129,327)</u>
Net change to capital assets		<u>\$ 9,243,315</u>

Debt

Changes in the bonded debt position of the District during the fiscal year ended September 30, 2025, are summarized as follows:

Bonded debt payable, beginning of year	\$ 11,458,000
Bonds sold	<u>14,900,000</u>
Bonded debt payable, end of year	<u>\$ 26,358,000</u>

At September 30, 2025, the District had \$134,574,081 unlimited tax bonds authorized but unissued for water, sanitary sewer and drainage purposes and \$65,145,032 for road purposes authorized but unissued.

The District's Series 2025 utility and road bonds have an underlying rating of Baa3 by Moody's. The District's Series 2024 utility and road bonds are insured by Build America Mutual Assurance Company. The District's Series 2025 utility and road bonds are insured by Assured Guaranty, Inc. The insured rating of the Series 2024 utility and road bonds and the Series 2025 utility and road bonds is AA by Standard & Poor's. There were no changes in the bond ratings during and after the fiscal year ended September 30, 2025.

As further described in Note 5 of the notes to the financial statements, the developer within the District is constructing roads, water, sewer and drainage facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Texas Commission on Environmental Quality, as applicable. At September 30, 2025, the estimated amount due to the developer was \$40,649,114.

ADDITIONAL RELEVANT FACTORS

Property Tax Base

The District's tax base increased approximately \$66,480,000 (approximately 294%) for the 2024 tax year primarily due to the addition of new homes and property to the tax base.

The District's tax base is concentrated in a small number of taxpayers. The District's developer owns a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet the debt service obligations described in Note 5 of the Notes to the Financial Statements.

Relationship to the City of Princeton

The District has entered into a Non-Standard Wastewater Service Agreement (the "Agreement") with the City of Princeton (the "City") to provide wastewater treatment services within the District. Under the terms of the Agreement, the District will construct, or have constructed, wastewater collection system. Upon completion of such system, the system will be conveyed to the City. In consideration of the District's construction and conveying such systems, the City shall assume all operation and maintenance responsibilities for the wastewater collection system.

Water Supply Issues

The District entered into Non-Standard Water Service Agreements (the "Agreements") with Culleoka Water Supply Corporation ("Culleoka"), Milligan Water Supply Corporation ("Milligan") and the City. The District lies partially within each of Culleoka's, Milligan's and the City's service areas for water services. Under the terms of the Agreements, the District will construct, or have constructed, water production and distribution system. Upon completion of such system, the system will be conveyed to the appropriate entity. In consideration of the District's construction and conveying such systems, the receiving entity shall assume all operation and maintenance responsibilities for the water system.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

SEPTEMBER 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments (Note 3)</u>	<u>Statement of Net Position</u>
ASSETS						
Cash, including interest-bearing accounts, Note 7	\$ 359,399	\$ 2,645,687	\$ 548,214	\$ 3,553,300	\$	\$ 3,553,300
Receivables:						
Property taxes	2			2		2
Due from other fund		26,332		26,332	(26,332)	0
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	42,710,791	42,710,791
Depreciable capital assets				0	5,633,382	5,633,382
Total assets	<u>\$ 359,401</u>	<u>\$ 2,672,019</u>	<u>\$ 548,214</u>	<u>\$ 3,579,634</u>	<u>48,317,841</u>	<u>51,897,475</u>
LIABILITIES						
Accounts payable	\$ 35,265	\$ 227	\$	\$ 35,492		35,492
Accrued interest payable				0	123,350	123,350
Due to other funds	26,332			26,332	(26,332)	0
Long-term liabilities, Note 5:						
Due within one year				0	(36,069)	(36,069)
Due in more than one year				0	66,559,338	66,559,338
Total liabilities	<u>61,597</u>	<u>227</u>	<u>0</u>	<u>61,824</u>	<u>66,620,287</u>	<u>66,682,111</u>
DEFERRED INFLOWS OF RESOURCES						
Property tax revenues	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>(2)</u>	<u>0</u>
FUND BALANCES / NET POSITION						
Restricted for bond interest, Note 5		1,955,409		1,955,409	(1,955,409)	0
Assigned to:						
Debt service		716,383		716,383	(716,383)	0
Capital projects			548,214	548,214	(548,214)	0
Unassigned	<u>297,802</u>			<u>297,802</u>	<u>(297,802)</u>	<u>0</u>
Total fund balances	<u>297,802</u>	<u>2,671,792</u>	<u>548,214</u>	<u>3,517,808</u>	<u>(3,517,808)</u>	<u>0</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 359,401</u>	<u>\$ 2,672,019</u>	<u>\$ 548,214</u>	<u>\$ 3,579,634</u>		
Net position:						
Invested in capital assets, net of related debt					(16,223,688)	(16,223,688)
Restricted for debt service					593,034	593,034
Restricted for capital projects					548,214	548,214
Unrestricted					297,804	297,804
Total net position					<u>\$ (14,784,636)</u>	<u>\$(14,784,636)</u>

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

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

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

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
REVENUES						
Property taxes	\$ 291,453	\$ 632,794	\$	\$ 924,247	\$	\$ 924,247
Penalty and interest		1,658		1,658		1,658
Interest on deposits and investments	<u>12,495</u>	<u>74,710</u>	<u>15,579</u>	<u>102,784</u>		<u>102,784</u>
Total revenues	<u>303,948</u>	<u>709,162</u>	<u>15,579</u>	<u>1,028,689</u>	<u>0</u>	<u>1,028,689</u>
EXPENDITURES / EXPENSES						
Service operations:						
Professional fees	141,787	110		141,897		141,897
Contracted services	18,561	1,841		20,402		20,402
Administrative expenditures	17,203	140		17,343		17,343
Depreciation				0	129,327	129,327
Capital outlay / non-capital outlay			11,277,707	11,277,707	(4,757,039)	6,520,668
Debt service:						
Bond issuance expenditures			592,839	592,839		592,839
Interest and fees		581,829	1,012,954	1,594,783	86,961	1,681,744
Total expenditures / expenses	<u>177,551</u>	<u>583,920</u>	<u>12,883,500</u>	<u>13,644,971</u>	<u>(4,540,751)</u>	<u>9,104,220</u>
Excess (deficiency) of revenues over expenditures	<u>126,397</u>	<u>125,242</u>	<u>(12,867,921)</u>	<u>(12,616,282)</u>	<u>4,540,751</u>	<u>(8,075,531)</u>
OTHER FINANCING SOURCES (USES)						
Bonds issued, Note 5		1,764,175	13,135,825	14,900,000	(14,900,000)	0
Bond issuance discount, Note 5		(298,000)		(298,000)	298,000	0
Total other financing sources (uses)	<u>0</u>	<u>1,466,175</u>	<u>13,135,825</u>	<u>14,602,000</u>	<u>(14,602,000)</u>	<u>0</u>
Net change in fund balances / net position	126,397	1,591,417	267,904	1,985,718	(10,061,249)	(8,075,531)
Beginning of year	<u>171,405</u>	<u>1,080,375</u>	<u>280,310</u>	<u>1,532,090</u>	<u>(8,241,195)</u>	<u>(6,709,105)</u>
End of year	<u>\$ 297,802</u>	<u>\$ 2,671,792</u>	<u>\$ 548,214</u>	<u>\$ 3,517,808</u>	<u>\$(18,302,444)</u>	<u>\$(14,784,636)</u>

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

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4NOTES TO THE FINANCIAL STATEMENTSSEPTEMBER 30, 2025

NOTE 1: REPORTING ENTITY

Collin County Municipal Utility District No. 4 (the "District") was created by an order of the Texas Commission on Environmental Quality effective December 8, 2020, under Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution, and operates pursuant to and in accordance with Texas Water Code Chapters 49 and 54 and other laws of the State of Texas applicable to municipal utility districts. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Board of Directors held its first meeting on January 19, 2021. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may provide garbage disposal and collection services and construct and maintain recreational facilities. In addition, pursuant to Texas Water Code Section 54.234, the District is authorized to construct, acquire, improve, maintain or operate roads located within its boundaries. In addition, the District is empowered, if approved by the electorate, the TCEQ and other governmental entities having jurisdiction, to establish, operate and maintain a fire department, either independently or jointly with certain other districts.

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

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

Basic Financial Statements

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

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

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Basis of Accounting

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

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

Interfund Activity

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

Receivables

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

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

Capital Assets

Capital assets, which include property, plant, equipment, and immovable public domain or "infrastructure" assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 (including installation costs, if any, and associated professional fees) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed by the District. Donated capital assets are recorded at historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset or increase the value of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

Plant and equipment	10-45 years
Underground lines	45 years
Roads	45 years

Long-term Liabilities

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

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures of the fund from which they are paid.

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

Reconciliation of year end fund balances to net position:

Total fund balances, end of year		\$ 3,517,808
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Total capital assets, net		48,344,173
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Bonds payable	\$ (26,385,000)	
Issuance discount (to be amortized as interest expense)	510,845	
Due to developer	<u>(40,649,114)</u>	(66,523,269)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:		
Uncollected property taxes		2
Some liabilities that do not require the use of current financial resources are not reported as liabilities in the funds:		
Accrued interest		<u>(123,350)</u>
Net position, end of year		<u>\$14,784,636</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

Total net change in fund balances		\$ 1,985,718
<p>The funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:</p>		
Capital outlay	\$ 4,757,039	
Depreciation	<u>(129,327)</u>	4,627,712
<p>The issuance of long-term debt (bonds payable) provides current financial resources to the funds, while the repayment of the principal of long-term debt consumes the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:</p>		
Bonds issued		(14,900,000)
<p>The funds report the effect of bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of these items:</p>		
Issuance discount		282,095
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds:</p>		
Accrued interest		<u>(71,056)</u>
Change in net position		<u>\$ (8,075,531)</u>

NOTE 4: CAPITAL ASSETS

At September 30, 2025, "Invested in capital assets, net of related debt" was \$(16,223,688). This amount was negative primarily because not all expenditures from bond proceeds (such as bond issuance costs) were for the acquisition of capital assets. As further described in Note 9, under the terms of the agreements with the City, Culleoka Water Supply Corporation and Milligan Water Supply Corporation, the District is to pay for construction of a road system, a water production and distribution system, a sanitary sewer collection and treatment system, and a drainage system to serve the District. The District shall be the owner of each phase of the construction of each system until such phase is completed and approved by the applicable entity, at which time ownership of such phase shall be transferred to said entity. However, the District shall have a security interest therein until all bonds issued by the District pursuant to the agreement are retired. The road system shall be owned and retained by the District and will not be transferred to another entity.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Land	\$ 558,454	\$ 1,503,223	\$	\$ 2,061,677
Construction in progress	<u>36,033,511</u>	<u>15,893,310</u>	<u>11,277,707</u>	<u>40,649,114</u>
Total capital assets not being depreciated	<u>36,591,965</u>	<u>17,396,533</u>	<u>11,277,707</u>	<u>42,710,791</u>
Depreciable capital assets:				
Roads	<u>2,565,913</u>	<u>3,253,816</u>	<u></u>	<u>5,819,729</u>
Total depreciable capital assets	<u>2,565,913</u>	<u>3,253,816</u>	<u>0</u>	<u>5,819,729</u>
Less accumulated depreciation for:				
Roads	<u>(57,020)</u>	<u>(129,327)</u>	<u></u>	<u>(186,347)</u>
Total accumulated depreciation	<u>(57,020)</u>	<u>(129,327)</u>	<u>0</u>	<u>(186,347)</u>
Total depreciable capital assets, net	<u>2,508,893</u>	<u>3,124,489</u>	<u>0</u>	<u>5,633,382</u>
Total capital assets, net	<u>\$ 39,100,858</u>	<u>\$ 20,521,022</u>	<u>\$ 11,277,707</u>	<u>\$ 48,344,173</u>
Changes to capital assets:				
Capital outlay		\$ 4,757,039	\$	
Increase in estimated value of developer construction		15,893,310		
Capital outlay paid (decrease in liability) to developers		(11,277,707)		
Assets transferred to non-depreciable assets		1,503,223	1,503,223	
Assets transferred to depreciable assets		3,253,816	3,253,816	
Transfer of assets to other entities		6,520,668	6,520,668	
Less depreciation expense for the fiscal year		<u>(129,327)</u>	<u></u>	
Net increases / decreases to capital assets		<u>\$ 20,521,022</u>	<u>\$ 11,277,707</u>	

NOTE 5: LONG-TERM LIABILITIES AND CONTINGENT LIABILITIES

Long-term liability activity for the fiscal year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Bonds payable	\$ 11,485,000	\$ 14,900,000	\$	\$ 26,385,000	\$
Less deferred amounts:					
For issuance (discounts) premiums	<u>(228,750)</u>	<u>(298,000)</u>	<u>(15,905)</u>	<u>(510,845)</u>	<u>(36,069)</u>
Total bonds payable	<u>11,256,250</u>	<u>14,602,000</u>	<u>(15,905)</u>	<u>25,874,155</u>	<u>(36,069)</u>
Due to developer for construction (see below)	<u>36,033,511</u>	<u>15,893,310</u>	<u>11,277,707</u>	<u>40,649,114</u>	<u>-----</u>
Total due to developer	<u>36,033,511</u>	<u>15,893,310</u>	<u>11,277,707</u>	<u>40,649,114</u>	<u>0</u>
Total long-term liabilities	<u>\$ 47,289,761</u>	<u>\$ 30,495,310</u>	<u>\$ 11,261,802</u>	<u>\$ 66,523,269</u>	<u>\$ (36,069)</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

As of September 30, 2025, the debt service requirements on the bonds payable were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$	\$ 1,374,309	\$ 1,374,309
2027	245,000	1,268,419	1,513,419
2028	615,000	1,252,494	1,867,494
2029	655,000	1,212,520	1,867,520
2030	690,000	1,169,942	1,859,942
2031 - 2035	4,045,000	5,159,348	9,204,348
2036 - 2040	5,270,000	4,095,377	9,365,377
2041 - 2045	6,855,000	2,826,669	9,681,669
2046 - 2050	<u>8,010,000</u>	<u>1,091,649</u>	<u>9,101,649</u>
	<u>\$ 26,385,000</u>	<u>\$ 19,450,727</u>	<u>\$ 45,835,727</u>

The bond issues payable at September 30, 2025, were as follows:

	<u>Series 2024 Utility</u>	<u>Series 2024 Road</u>	<u>Series 2025 Utility</u>
Amounts outstanding, September 30, 2025	\$7,440,000	\$4,045,000	\$8,630,000
Interest rates	4.00% to 6.50%	4.00% to 6.50%	4.00% to 6.50%
Maturity dates, serially beginning/ending	September 1, 2027/2049	September 1, 2027/2049	September 1, 2028/2050
Interest payment dates	March 1/September 1	March 1/September 1	March 1/September 1
Callable dates	September 1, 2029*	September 1, 2029*	September 1, 2030*
	<u>Series 2025 Road</u>		
Amounts outstanding, September 30, 2025	\$6,270,000		
Interest rates	4.00% to 6.50%		
Maturity dates, serially beginning/ending	September 1, 2028/2050		
Interest payment dates	March 1/September 1		
Callable dates	September 1, 2030*		

*Or any date thereafter, in whole or in part, callable at par plus unpaid accrued interest to the date fixed for redemption.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Water, sewer and drainage bonds voted	\$ 150,644,081
Water, sewer and drainage bonds approved for sale and sold	16,070,000
Water, sewer and drainage bonds voted and not issued	134,574,081
Road bonds voted	\$ 75,460,032
Road bonds approved for sale and sold	10,315,000
Road bonds voted and not issued	65,145,032

In accordance with the Series 2024 and 2025 utility and road Bond Orders, a portion of the bond proceeds was deposited into the debt service fund and reserved for the payment of bond interest. This bond interest reserve is reduced as the interest is paid. Transactions for the current year are summarized as follows:

Bond interest reserve, beginning of year:		
Series 2024 utility bonds	\$ 693,250	
Series 2024 road bonds	<u>377,413</u>	\$ 1,070,663
Sale of bonds:		
24 months' interest from sale of Series 2025 utility bonds	849,938	
24 months' interest from sale of Series 2025 road bonds	<u>616,237</u>	1,466,175
Deduct appropriation for bond interest paid:		
Series 2024 utility bonds	(376,473)	
Series 2024 road bonds	<u>(204,956)</u>	<u>(581,429)</u>
Bond interest reserve, end of year:		
Series 2024 utility bonds	316,777	
Series 2024 road bonds	172,457	
Series 2025 utility bonds	849,938	
Series 2025 road bonds	<u>616,237</u>	<u>\$ 1,955,409</u>

Developer Construction Commitments and Liabilities

The developer within the District has constructed certain underground facilities within the District's boundaries. The District has agreed to reimburse the developer for these construction and related engineering costs plus interest not to exceed the interest rate of the applicable District bond issue. These amounts are to be reimbursed from the proceeds of future bond issues to the extent approved by the Texas Commission on Environmental Quality. The District's engineer stated that unreimbursed cost of the construction in progress at September 30, 2025, was \$40,649,114. This amount has been recorded in the government-wide financial statements and in the schedules in Notes 4 and 5.

NOTE 6: PROPERTY TAXES AND CONCENTRATION OF TAX BASE

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)

At an election held May 7, 2022, the voters within the District authorized a maintenance tax not to exceed \$1.20 per \$100 valuation on all property subject to taxation within the District. This maintenance tax is being used by the General Fund to pay expenditures of operating the District and maintenance of a road system and related storm drainage system within the District. There is no tax limitation on the rate or amount of taxes that can be levied to pay debt service on water, wastewater and drainage bonds.

On August 26, 2024, the District levied the following ad valorem taxes for the 2024 tax year on the adjusted taxable valuation of \$89,125,858:

	<u>Rate</u>	<u>Amount</u>
Debt service, Utilities	\$ 0.4600	\$ 409,979
Debt service, Roads	0.2500	222,815
Maintenance	<u>0.2900</u>	<u>258,465</u>
	<u>\$ 1.0000</u>	<u>\$ 891,259</u>

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

2024 tax year total property tax levy	\$ 891,259
Appraisal district adjustments to prior year taxes	<u>32,988</u>
Statement of Activities property tax revenues	<u>\$ 924,247</u>

Concentration of Tax Base

The District's tax base is concentrated in a small number of taxpayers. The District's developer owns a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet the debt service obligations described in Note 5.

NOTE 7: DEPOSITS

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Deposits and temporary investments restricted by state statutes and Bond Orders:

Debt Service Fund

For payment of debt principal and interest, paying agent fees and costs of assessing and collecting taxes:

Cash \$ 2,645,687

Capital Projects Fund

For construction of capital assets:

Cash \$ 548,214

NOTE 8: RISK MANAGEMENT

The District is exposed to various risks of loss related to: torts; theft of, damage to, and destruction of assets; errors and omissions; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past two fiscal years. At September 30, 2025, the District had comprehensive general liability coverage with a per occurrence limit of \$1,000,000 and \$3,000,000 general aggregate and consultant’s crime coverage of \$10,000.

NOTE 9: AGREEMENTS WITH OTHER ENTITIES

Water Supply

The District entered into Non-Standard Water Service Agreements (the “Agreements”) with Culleoka Water Supply Corporation (“Culleoka”), Milligan Water Supply Corporation (“Milligan”) and the City of Princeton (the “City”). The District lies partially within each of Culleoka’s, Milligan’s and the City’s service areas for water services. Under the terms of the Agreements, the District will construct, or have constructed, water production and distribution system. Upon completion of such system, the system will be conveyed to the appropriate entity. In consideration of the District’s construction and conveying such systems, Culleoka shall assume all operation and maintenance responsibilities for the water system.

Wastewater Treatment

The District has entered into a Non-Standard Wastewater Service Agreement (the “Agreement”) with the City of Princeton (the “City”) to provide wastewater treatment services within the District. Under the terms of the Agreement, the District will construct, or have constructed, wastewater collection system. Upon completion of such system, the system will be conveyed to the City. In consideration of the District’s construction and conveying such systems, the City shall assume all operation and maintenance responsibilities for the wastewater collection system.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 225,000	\$ 225,000	\$ 291,453	\$ 66,453
Interest on deposits and investments	<u>2,000</u>	<u>2,000</u>	<u>12,495</u>	<u>10,495</u>
TOTAL REVENUES	<u>227,000</u>	<u>227,000</u>	<u>303,948</u>	<u>76,948</u>
EXPENDITURES				
Service operations:				
Professional fees	83,000	83,000	141,787	58,787
Contracted services	12,000	12,000	18,561	6,561
Administrative expenditures	23,080	23,080	17,203	(5,877)
Capital outlay			<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>118,080</u>	<u>118,080</u>	<u>177,551</u>	<u>59,471</u>
EXCESS REVENUES (EXPENDITURES)	108,920	108,920	126,397	17,477
FUND BALANCE, BEGINNING OF YEAR	<u>171,405</u>	<u>171,405</u>	<u>171,405</u>	<u>0</u>
FUND BALANCE, END OF YEAR	<u>\$ 280,325</u>	<u>\$ 280,325</u>	<u>\$ 297,802</u>	<u>\$ 17,477</u>

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

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

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
SEPTEMBER 30, 2025

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

- TSI-1. Services and Rates
- TSI-2. General Fund Expenditures
- TSI-3. Temporary Investments
Not applicable.
- TSI-4. Taxes Levied and Receivable
- TSI-5. Long-Term Debt Service Requirements by Years
- TSI-6. Changes in Long-Term Bonded Debt
- TSI-7. Comparative Schedule of Revenues and Expenditures -
General Fund and Debt Service Fund - Five Year
- TSI-8. Board Members, Key Personnel and Consultants

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

SCHEDULE OF SERVICES AND RATES

SEPTEMBER 30, 2025

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Retail Water | <input type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input type="checkbox"/> Parks/Recreation | <input checked="" type="checkbox"/> Fire Protection | <input type="checkbox"/> Security |
| <input type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input checked="" type="checkbox"/> Roads |
| <input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input type="checkbox"/> Other | | |

2. Retail Service Providers

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

Not Applicable. See Note 9 of the Notes to the Financial Statements.

b. Water and Wastewater Retail Connections:

Not Applicable. See Note 9 of the Notes to the Financial Statements.

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

Not Applicable. See Note 9 of the Notes to the Financial Statements.

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: _____

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4EXPENDITURESFOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CURRENT				
Professional fees:				
Auditing	\$ 8,500	\$	\$	\$ 8,500
Legal	83,593	110		83,703
Engineering	49,694			49,694
	<u>141,787</u>	<u>110</u>	<u>0</u>	<u>141,897</u>
Contracted services:				
Bookkeeping	12,537			12,537
Tax assessor-collector Central appraisal district	6,024	1,841		1,841
	<u>18,561</u>	<u>1,841</u>	<u>0</u>	<u>20,402</u>
Administrative expenditures:				
Director's fees	9,282			9,282
Insurance	3,157			3,157
Other	4,764	140		4,904
	<u>17,203</u>	<u>140</u>	<u>0</u>	<u>17,343</u>
CAPITAL OUTLAY				
Authorized expenditures	<u>0</u>	<u>0</u>	<u>11,277,707</u>	<u>11,277,707</u>
DEBT SERVICE				
Bond issuance expenditures	<u>0</u>	<u>0</u>	<u>592,839</u>	<u>592,839</u>
Interest and fees:				
Interest		581,429	1,012,954	1,594,383
Paying agent fees		400		400
	<u>0</u>	<u>581,829</u>	<u>1,012,954</u>	<u>1,594,783</u>
TOTAL EXPENDITURES	<u>\$ 177,551</u>	<u>\$ 583,920</u>	<u>\$ 12,883,500</u>	<u>\$ 13,644,971</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4ANALYSIS OF CHANGES IN DEPOSITS
ALL GOVERNMENTAL FUND TYPESFOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
SOURCES OF DEPOSITS				
Cash receipts from revenues excluding maintenance taxes	\$ 12,495	\$ 709,162	\$ 15,579	\$ 737,236
Maintenance tax receipts		291,453		291,453
Transfer of maintenance taxes	291,453			291,453
Proceeds from sale of bonds		<u>1,466,175</u>	<u>13,135,825</u>	<u>14,602,000</u>
TOTAL DEPOSITS PROVIDED	<u>303,948</u>	<u>2,466,790</u>	<u>13,151,404</u>	<u>15,922,142</u>
APPLICATIONS OF DEPOSITS				
Cash disbursements for:				
Current expenditures	134,675	1,864		136,539
Capital outlay			11,277,707	11,277,707
Debt service		581,829	1,605,793	2,187,622
Other fund		26,332		26,332
Transfer of maintenance taxes		<u>291,453</u>		<u>291,453</u>
TOTAL DEPOSITS APPLIED	<u>134,675</u>	<u>901,478</u>	<u>12,883,500</u>	<u>13,919,653</u>
INCREASE (DECREASE) IN DEPOSITS	169,273	1,565,312	267,904	2,002,489
DEPOSITS BALANCES, BEGINNING OF YEAR	<u>190,126</u>	<u>1,080,375</u>	<u>280,310</u>	<u>1,550,811</u>
DEPOSITS BALANCES, END OF YEAR	<u>\$ 359,399</u>	<u>\$ 2,645,687</u>	<u>\$ 548,214</u>	<u>\$ 3,553,300</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4TAXES LEVIED AND RECEIVABLEFOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Maintenance Taxes</u>	<u>Road Debt Service Taxes</u>	<u>Debt Service Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 2	\$ 0	\$ 0
Additions and corrections to prior year taxes	<u>32,988</u>	<u>0</u>	<u>0</u>
Adjusted receivable, beginning of year	32,990	0	0
2024 ADJUSTED TAX ROLL	<u>258,465</u>	<u>222,815</u>	<u>409,979</u>
Total to be accounted for	291,455	222,815	409,979
Tax collections: Current tax year	(258,465)	(222,815)	(409,979)
Prior tax years	<u>(32,988)</u>	<u>0</u>	<u>0</u>
RECEIVABLE, END OF YEAR	<u>\$ 2</u>	<u>\$ 0</u>	<u>\$ 0</u>
RECEIVABLE, BY TAX YEAR			
2023	\$ 2	\$ 0	\$ 0
2024	<u>0</u>	<u>0</u>	<u>0</u>
RECEIVABLE, END OF YEAR	<u>\$ 2</u>	<u>\$ 0</u>	<u>\$ 0</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2025

ADJUSTED PROPERTY VALUATIONS AS OF JANUARY 1 OF TAX YEAR	<u>2024</u>	<u>2023</u>	<u>2022**</u>
Land	\$ 48,124,222	\$ 32,669,096	\$ 20,475,655
Improvements	51,657,968	0	0
Personal property	208,581	0	0
Less exemptions	<u>(10,864,913)</u>	<u>(10,023,098)</u>	<u>(8,677,948)</u>
 TOTAL PROPERTY VALUATIONS	 <u>\$ 89,125,858</u>	 <u>\$ 22,645,998</u>	 <u>\$ 11,797,707</u>
TAX RATES PER \$100 VALUATION*			
Debt service tax rates, utilities	\$ 0.46000	\$ 0.00000	\$ 0.00000
Debt service tax rates, roads	0.25000	0.00000	0.00000
Maintenance tax rates*	<u>0.29000</u>	<u>1.00000</u>	<u>1.00000</u>
 TOTAL TAX RATES PER \$100 VALUATION	 <u>\$ 1.00000</u>	 <u>\$ 1.00000</u>	 <u>\$ 1.00000</u>
TAX ROLLS	<u>\$ 891,259</u>	<u>\$ 226,460</u>	<u>\$ 117,977</u>
PERCENT OF TAXES COLLECTED TO TAXES LEVIED	<u>100 %</u>	<u>100 %</u>	<u>100 %</u>

*Maximum tax rate approved by voters on May 7, 2022: \$1.20

**The District first levied taxes for tax year 2022.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
LONG-TERM BONDED DEBT SERVICE REQUIREMENTS, BY YEARS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2024 Utility</u>		
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$	\$ 346,625	\$ 346,625
2027	160,000	346,625	506,625
2028	165,000	336,225	501,225
2029	180,000	325,500	505,500
2030	190,000	313,800	503,800
2031	200,000	301,450	501,450
2032	210,000	288,450	498,450
2033	225,000	274,800	499,800
2034	240,000	260,175	500,175
2035	250,000	244,575	494,575
2036	265,000	234,575	499,575
2037	285,000	223,975	508,975
2038	300,000	212,575	512,575
2039	320,000	200,575	520,575
2040	340,000	187,775	527,775
2041	360,000	173,750	533,750
2042	380,000	158,900	538,900
2043	400,000	143,225	543,225
2044	425,000	126,225	551,225
2045	450,000	108,162	558,162
2046	480,000	89,038	569,038
2047	505,000	68,638	573,638
2048	540,000	47,174	587,174
2049	570,000	24,225	594,225
TOTALS	<u>\$ 7,440,000</u>	<u>\$ 5,037,037</u>	<u>\$ 12,477,037</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Series 2024 Road			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$	\$ 188,706	\$ 188,706
2027	85,000	188,706	273,706
2028	90,000	183,182	273,182
2029	95,000	177,332	272,332
2030	105,000	171,156	276,156
2031	110,000	164,332	274,332
2032	115,000	157,182	272,182
2033	120,000	149,707	269,707
2034	130,000	141,906	271,906
2035	135,000	133,457	268,457
2036	145,000	127,718	272,718
2037	155,000	121,918	276,918
2038	165,000	115,718	280,718
2039	175,000	109,118	284,118
2040	185,000	102,118	287,118
2041	195,000	94,488	289,488
2042	205,000	86,444	291,444
2043	220,000	77,988	297,988
2044	230,000	68,638	298,638
2045	245,000	58,862	303,862
2046	260,000	48,450	308,450
2047	275,000	37,400	312,400
2048	295,000	25,712	320,712
2049	310,000	13,174	323,174
TOTALS	<u>\$ 4,045,000</u>	<u>\$ 2,743,412</u>	<u>\$ 6,788,412</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2025 Utility</u>		
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$	\$ 486,353	\$ 486,353
2027		424,969	424,969
2028	210,000	424,968	634,968
2029	220,000	411,319	631,319
2030	230,000	397,018	627,018
2031	240,000	382,069	622,069
2032	255,000	366,469	621,469
2033	265,000	351,168	616,168
2034	280,000	335,269	615,269
2035	295,000	324,069	619,069
2036	305,000	312,269	617,269
2037	325,000	299,688	624,688
2038	340,000	285,875	625,875
2039	355,000	271,425	626,425
2040	375,000	255,450	630,450
2041	395,000	238,575	633,575
2042	410,000	220,800	630,800
2043	435,000	201,838	636,838
2044	455,000	181,175	636,175
2045	475,000	159,562	634,562
2046	500,000	137,000	637,000
2047	525,000	113,250	638,250
2048	550,000	87,000	637,000
2049	580,000	59,500	639,500
2050	610,000	30,500	640,500
TOTALS	<u>\$ 8,630,000</u>	<u>\$ 6,757,578</u>	<u>\$ 15,387,578</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2025 Road</u>		
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$	\$ 352,625	\$ 352,625
2027		308,119	308,119
2028	150,000	308,119	458,119
2029	160,000	298,369	458,369
2030	165,000	287,968	452,968
2031	175,000	277,244	452,244
2032	185,000	268,494	453,494
2033	195,000	257,394	452,394
2034	205,000	245,694	450,694
2035	215,000	235,444	450,444
2036	225,000	226,844	451,844
2037	235,000	217,562	452,562
2038	245,000	207,575	452,575
2039	260,000	197,162	457,162
2040	270,000	185,462	455,462
2041	285,000	173,312	458,312
2042	300,000	160,488	460,488
2043	315,000	146,612	461,612
2044	330,000	131,650	461,650
2045	345,000	115,975	460,975
2046	365,000	99,588	464,588
2047	380,000	82,250	462,250
2048	400,000	63,250	463,250
2049	420,000	43,250	463,250
2050	445,000	22,250	467,250
TOTALS	<u>\$ 6,270,000</u>	<u>\$ 4,912,700</u>	<u>\$ 11,182,700</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Annual Requirements for All Series</u>		
	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total</u>
2026	\$	\$ 1,374,309	\$ 1,374,309
2027	245,000	1,268,419	1,513,419
2028	615,000	1,252,494	1,867,494
2029	655,000	1,212,520	1,867,520
2030	690,000	1,169,942	1,859,942
2031	725,000	1,125,095	1,850,095
2032	765,000	1,080,595	1,845,595
2033	805,000	1,033,069	1,838,069
2034	855,000	983,044	1,838,044
2035	895,000	937,545	1,832,545
2036	940,000	901,406	1,841,406
2037	1,000,000	863,143	1,863,143
2038	1,050,000	821,743	1,871,743
2039	1,110,000	778,280	1,888,280
2040	1,170,000	730,805	1,900,805
2041	1,235,000	680,125	1,915,125
2042	1,295,000	626,632	1,921,632
2043	1,370,000	569,663	1,939,663
2044	1,440,000	507,688	1,947,688
2045	1,515,000	442,561	1,957,561
2046	1,605,000	374,076	1,979,076
2047	1,685,000	301,538	1,986,538
2048	1,785,000	223,136	2,008,136
2049	1,880,000	140,149	2,020,149
2050	1,055,000	52,750	1,107,750
TOTALS	<u>\$ 26,385,000</u>	<u>\$ 19,450,727</u>	<u>\$ 45,835,727</u>

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>
Bond Series:	2024 Utility	2024 Road	2025 Utility
Interest Rate:	4.00% to 6.50%	4.00% to 6.50%	4.00% to 6.50%
Dates Interest Payable:	September 1, March 1	September 1, March 1	September 1, March 1
Maturity Dates:	September 1, 2027/2049	September 1, 2027/2049	September 1, 2028/2050
Bonds Outstanding at Beginning of Current Year	\$ 7,440,000	\$ 4,045,000	\$
Add Bonds Sold			8,630,000
Less Retirements	<u> </u>	<u> </u>	<u> </u>
Bonds Outstanding at End of Current Year	<u>\$ 7,440,000</u>	<u>\$ 4,045,000</u>	<u>\$ 8,630,000</u>
Current Year Interest Paid:	<u>\$ 376,473</u>	<u>\$ 204,956</u>	<u>\$ 0</u>

Bond Descriptions and Original Amount of Issue

- (1) Collin County Municipal Utility District No. 4 Unlimited Tax Utility Bonds, Series 2024 (\$7,440,000)
- (2) Collin County Municipal Utility District No. 4 Unlimited Tax Road Bonds, Series 2024 (\$4,045,000)
- (3) Collin County Municipal Utility District No. 4 Unlimited Tax Utility Bonds, Series 2025 (\$8,630,000)

Paying Agent/Registrar

- (1) (2) (3) BOKF, N.A., Dallas, Texas

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT (Continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>(4)</u>	<u>Totals</u>
Bond Series:	2025 Road	
Interest Rate:	4.00% to 6.50%	
Dates Interest Payable:	September 1, March 1	
Maturity Dates:	September 1, 2028/2050	
Bonds Outstanding at Beginning of Current Year	\$	\$ 11,485,000
Add Bonds Sold	6,270,000	14,900,000
Less Retirements	<u> </u>	<u> 0</u>
Bonds Outstanding at End of Current Year	<u>\$ 6,270,000</u>	<u>\$ 26,385,000</u>
Current Year Interest Paid:	<u>\$ 0</u>	<u>\$ 581,429</u>

Bond Descriptions and Original Amount of Issue

(4) Collin County Municipal Utility District No. 4 Unlimited Tax Road Bonds, Series 2025 (\$6,270,000)

Paying Agent/Registrar

(4) BOKF, N.A., Dallas, Texas

<u>Bond Authority</u>	<u>Utility Bonds</u>	<u>Other Bonds</u>	<u>Road Bonds</u>
Amount Authorized by Voters:	\$ 150,644,081	\$ 0	\$ 75,460,032
Amount Issued:	16,070,000		10,315,000
Remaining to be Issued:	134,574,081		65,145,032

Net Debt Service Fund deposits and investments balances as of September 30, 2025: \$ 716,383
Average annual debt service payment for remaining term of all debt: 1,833,429

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
GENERAL FUND
FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025	2024	2023*	2022	2021**	2025	2024	2023	2022	2021
REVENUES										
Property taxes	\$ 291,453	\$ 226,458	\$ 117,977	\$	\$	95.9 %	98.2 %	100 %	%	%
Penalty		699				0.0	0.3			
Interest on deposits	12,495	3,368				4.1	1.5			
TOTAL REVENUES	303,948	230,525	117,977	0	0	100.0	100.0	100.0	N/A	N/A
EXPENDITURES										
Service operations:										
Professional fees	141,787	76,393	55,985	32,877	19,140	46.6	33.1	47.5		
Contracted services	18,561	9,127	5,081	2,426	0	6.1	4.0	4.3		
Administrative expenditures	17,203	17,277	11,339	8,830	2,622	5.7	7.5	9.6		
TOTAL EXPENDITURES	177,551	102,797	72,405	44,133	21,762	58.4	44.6	61.4	N/A	N/A
EXCESS REVENUES (EXPENDITURES)	\$ 126,397	\$ 127,728	\$ 45,572	\$ (44,133)	\$ (21,762)	41.6 %	55.4 %	38.6 %	N/A %	N/A %
TOTAL ACTIVE RETAIL WATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					

*District was funded by developer advances for fiscal years 2023 and prior.

**First year of financial activity.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
DEBT SERVICE FUND
FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025	2024*	2023	2022	2021	2025	2024	2023	2022	2021
REVENUES										
Property taxes	\$ 632,794		\$	\$	\$	89.3 %	0.0 %	%	%	%
Penalty and interest	1,658	9,713				0.2	100			
Interest on deposits	74,710					10.5	0.0			
TOTAL REVENUES	709,162	9,713	0	0	0	100.0	100.0	0.0	0.0	0.0
EXPENDITURES										
Current:										
Professional fees	110					0.0				
Contracted services	1,841					0.3				
Other expenditures	140					0.0				
Debt service:										
Principal retirement	0					0.0				
Interest and fees	581,829					82.0				
TOTAL EXPENDITURES	583,920	0	0	0	0	82.3	N/A	N/A	N/A	N/A
EXCESS REVENUES (EXPENDITURES)	\$ 125,242	\$ 9,713	\$ 0	\$ 0	\$ 0	17.7 %	N/A %	N/A %	N/A %	N/A %

*First year of financial activity.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS

SEPTEMBER 30, 2025

Complete District Mailing Address: Collin County Municipal Utility District No. 4
c/o Coats Rose, P.C.
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75248

District Business Telephone No.: 972-788-1600

Submission date of the most recent District Registration Form: July 9, 2024

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

BOARD MEMBERS

<u>Name and Address</u>	<u>Term of Office (Elected/ Appointed)</u>	<u>Fees of Office Paid</u>	<u>Expense Reimb.</u>	<u>Title at Year End</u>
Tyler G. Perkins c/o Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	Elected 5/04/24- 5/06/28	\$ 1,768	\$ 410	President
Alex J. Rejcek c/o Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	Elected 5/04/24- 5/06/28	1,989	618	Vice President
Jose M. Salas Morales c/o Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	Elected 5/04/24- 5/06/28	1,989	374	Secretary
Jackson D. Fletcher c/o Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	Elected 5/07/22- 5/02/26	1,547	87	Assistant Secretary
Alexis N. Pizano c/o Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	Elected 5/07/22- 5/02/26	1,989	399	Assistant Secretary

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

SEPTEMBER 30, 2025

CONSULTANTS

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Coats Rose, P.C. 16000 North Dallas Parkway, Suite 350 Dallas, Texas 75248	1/19/21	\$ 83,593 275,323 Bonds	Attorney
Abernathy, Roeder, Boyd & Hullett, P.C. 1700 N. Redbud Blvd. Ste. 300 McKinney, Texas 75069	4/08/25	110	Delinquent Tax Attorney
L & S District Services, LLC P.O. Box 170 Tomball, Texas 77377	1/19/21	12,537 2,400 Bonds	Bookkeeper
Kimley-Horn & Associates, Inc. 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009	2/17/22	49,694	Engineer
Kenneth L. Maun Collin County Tax Assessor-Collector 2300 Bloomdale Road McKinney, Texas 75070	10/13/22	1,841	Tax Assessor- Collector
Collin Central Appraisal District 250 Eldorado Parkway McKinney, Texas 75069	Legislative Action	6,024	Central Appraisal District
Tierra Financial Advisors 1341 Horton Circle Arlington, Texas 76011	2/17/22	205,743 Bonds	Financial Advisor
Mark C. Eyring, CPA, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	10/12/23	8,500 10,400 Bonds	Independent Auditor

See accompanying independent auditor's report.

APPENDIX B
FORMS OF OPINIONS OF BOND COUNSEL

COATS | ROSE

A PROFESSIONAL CORPORATION

[CLOSING DATE]

WE HAVE ACTED as bond counsel in connection with the issuance by Collin County Municipal Utility District No. 4 (the "District") of its bonds styled "Collin County Municipal Utility District No. 4 Unlimited Tax [ROAD/UTILITY] Bonds, Series 202_" (the "Bonds") dated _____, 202_, issued in the aggregate principal amount of \$ _____, maturing on [MARCH/SEPTEMBER] 1, in the years 20__ through 20__. The Bonds maturing on [MARCH/SEPTEMBER] 1, 20__ 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 _____, 20__, or on any date thereafter, at the par value thereof plus accrued interest to the date of redemption.

THE BONDS BEAR INTEREST from [DATE] (the "Delivery Date") or from the most recent interest payment date to which interest has been paid or duly provided for with such interest being payable on [MARCH/SEPTEMBER] 1, 20__ and semiannually thereafter on each [MARCH/SEPTEMBER] 1 and [MARCH/SEPTEMBER] 1 thereafter to maturity (each an "Interest Payment Date"), at the following interest rates for the respective maturity dates of the Bonds:

<u>Principal Amount</u>	<u>Year of Maturity</u>	<u>Interest Rate</u>
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%
\$ _____	20__	_____%

The Term Bonds are subject to mandatory redemption on [MARCH/SEPTEMBER] 1 in the years and in the amounts set forth below (subject to reduction by optional redemption as herein provided) at a price equal to the principal amount of the Bonds or the portions thereof so called for redemption plus accrued interest to the date fixed for redemption:

16000 NORTH DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

HOUSTON | AUSTIN | DALLAS | CINCINNATI

\$ _____
Term Bond

Due: [MARCH/SEPTEMBER] 1, 20__
Interest Rate: _____%

<u>Principal Amount</u>	<u>Redemption Date</u>
\$ _____	[MARCH/SEPTEMBER] 1, 20__
\$ _____	[MARCH/SEPTEMBER] 1, 20__

\$ _____
Term Bond

Due: [MARCH/SEPTEMBER] 1, 20__
Interest Rate: _____%

<u>Principal Amount</u>	<u>Redemption Date</u>
\$ _____	[MARCH/SEPTEMBER] 1, 20__
\$ _____	[MARCH/SEPTEMBER] 1, 20__
\$ _____	[MARCH/SEPTEMBER] 1, 20__

Said interest shall be calculated on the basis of a 360-day year composed of twelve 30-day months, and shall be payable on [MARCH/SEPTEMBER] 1, 20__, and semi-annually thereafter on [MARCH/SEPTEMBER] 1 and [MARCH/SEPTEMBER] 1 of each year until maturity of the pertinent Bond.

IN OUR CAPACITY AS BOND COUNSEL, we have participated in the preparation of and have examined a transcript of materials pertaining to the Bonds on which we have relied in giving our opinion. The transcript contains certified copies of certain proceedings of the Board of Directors of the District, including, among other things, an order authorizing the issuance of the Bonds (the "Bond Order"), together with certificates of officers, agents and representatives of the District and other documents relating to the authorization and issuance of the Bonds. We have also reviewed and examined such applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), Treasury Regulations, court decisions, and rulings of the Internal Revenue Service and such other materials as we deemed necessary to render the opinions hereinafter expressed.

BASED ON SUCH EXAMINATION, WE ARE OF THE OPINION THAT:

1. The Bonds have been duly authorized and issued in conformity with the Constitution and laws of the State of Texas now in force and are valid and legally binding obligations of the District, enforceable in accordance with the terms and conditions set forth therein, except to the extent that the enforcement of the rights and remedies of the holders of the Bonds may be limited by laws relating to bankruptcy, insolvency, reorganization, moratorium or other similar laws of general application affecting creditors' rights or by the exercise of judicial discretion in accordance with general principles of equity.

2. The Bonds are payable, as to principal and interest, from the levy of ad valorem taxes, without legal limitation as to rate or amount, on all taxable property in the District non-exempt from taxation by or under applicable law. Furthermore, the District is required to levy and assess, for each year while any of the Bonds are outstanding, an ad valorem tax on all taxable property within the District sufficient to pay interest on and the maturing principal of the Bonds, and the expenses of assessing and collecting such tax, as provided in the Bond Order.

3. Interest on the Bonds is excludable from gross income, as defined in section 61 of the Code, of the owners thereof for federal income tax purposes pursuant to section 103 of the Code and existing regulations, court decisions, and rulings, assuming continuing compliance by the District with the provisions of the Bond Resolution pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds for federal income tax purposes. The Bonds are not "private activity bonds" within the meaning of the Code, as amended.

In providing the foregoing opinions, we have relied upon representations of the District with respect to matters solely within the knowledge of the District, which we have not independently verified, and we have assumed the accuracy and completeness of, and the District's continuing compliance with, the representations and covenants contained in the Bond Order pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds for federal income tax purposes. In the event that such representations are determined to be inaccurate or incomplete, or the District fails to comply with the foregoing provisions of the Bond Order, interest on the Bonds could become includable in gross income from the date of original delivery, regardless of the date on which the event causing such inclusion occurs.

Except as stated above, we express no opinion with respect to any other federal, state or local tax consequences of acquiring, carrying, owning or disposing of the Bonds. The law upon which this opinion is based is subject to change by the Congress and the Department of the Treasury and by subsequent judicial and administrative interpretation. There can be no assurance that such law or the interpretation thereof will not be changed in a manner that would adversely affect the tax treatment of ownership of the Bonds.

Owners of the Bonds should be aware that the ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to financial institutions, certain foreign corporations doing business in the United States, certain S corporations with Subchapter C earnings and profits, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, owners of interests in a FASIT, individuals otherwise qualifying for the earned income tax credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Owners of the Bonds should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

The Bonds are obligations solely of the District and are not obligations of the State of Texas, Collin County, the City of Lowry Crossing, the City of Princeton, or any other entity.

[CR SIGNATURE]

APPENDIX C

BOOK-ENTRY ONLY SYSTEM

The information in this Appendix concerning DTC and DTC's book-entry only system has been obtained from sources that the District and the Initial Purchaser believe to be reliable, but neither the District nor the Initial Purchaser takes any responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, premium, if any, accreted value and interest on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered bond will be issued for each annual maturity of the Bonds, each in the aggregate principal amount of such annual maturity, and will be deposited with DTC.

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

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

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

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the 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 less than all of the 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 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

A Bond Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to the Paying Agent/Registrar, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Bonds, on DTC's records, to the Paying Agent/Registrar. The requirement for physical delivery of Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Bonds to the Paying Agent/Registrar's DTC account.

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

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

THE PAYING AGENT/REGISTRAR, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES TO OWNERS ONLY TO DTC. ANY FAILURE OF DTC TO ADVISE ANY DTC PARTICIPANT, OR OF ANY DTC PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER, OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OF SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION OF THE BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.