

**FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 214
(FORT BEND COUNTY, TEXAS)**

**PRELIMINARY OFFICIAL STATEMENT
DATED: AUGUST 5, 2026**

**\$7,270,000
CONTRACT REVENUE BONDS
SERIES 2026**

**BIDS TO BE SUBMITTED BY: 10:00 A.M., CENTRAL TIME
THURSDAY, AUGUST 13, 2026**

**BONDS TO BE AWARDED AT: 11:30 A.M., CENTRAL TIME
THURSDAY, AUGUST 13, 2026**



**CEDAR CREEK
MUNICIPAL ADVISORS**

Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 5, 2026

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

IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, INTEREST ON THE BONDS (I) IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER SECTION 103 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND (II) IS NOT AN ITEM OF TAX PREFERENCE FOR PURPOSES OF THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE “TAX MATTERS” HEREIN, INCLUDING INFORMATION REGARDING POTENTIAL ALTERNATIVE MINIMUM TAX CONSEQUENCES FOR CORPORATIONS.

The Bonds **will not be** designated “qualified tax-exempt obligations” for financial institutions.

NEW ISSUE – Book-Entry-Only

Moody’s Ratings (Underlying) “Baa3”

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 214

(A political subdivision of the State of Texas, located within Fort Bend County, Texas)

\$7,270,000

Contract Revenue Bonds

Series 2026

Dated: September 1, 2026

Interest Accrues from: Date of Delivery

Due: November 1, as shown on the inside cover

The \$7,270,000 Fort Bend County Municipal Utility District No. 214 Contract Revenue Bonds, Series 2026 (the “Bonds”) are special obligations of Fort Bend County Municipal Utility District No. 214 (the “Master District”) payable solely from and to the extent of payments contractually required of the municipal utility districts (the “Participants”) within the Service Area (herein defined) from proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by each Participant or from other revenues available to such Participant (the “Contract Payments”). Payment of Contract Payments by Participants and use of such proceeds by the Master District to pay debt service on the Bonds is governed by the Contract for Financing, Operation, and Maintenance of Regional Facilities (the “Master District Contract”) as described more fully under “MASTER DISTRICT CONTRACT.” The Bonds are special obligations of the Master District payable solely from the Contract Payments and are not obligations of the State of Texas; the City of Fulshear, Texas; Fort Bend County, Texas; any of the Participants (except the Master District); or any entity other than the Master District.

The Bonds are dated September 1, 2026, and mature on November 1 in the years and in the principal amounts shown on the inside cover. Interest on the Bonds accrues from the initial date of delivery (on or about September 15, 2026) (the “Date of Delivery”), at the rates set forth on the inside cover, and is payable May 1, 2027, and each November 1 and May 1 thereafter (the “Interest Payment Date”) until the earlier of stated maturity or prior redemption. Principal of the Bonds is payable to the registered owners of the Bonds (the “Registered Owners”) at BOKF, NA, Dallas, Texas (the “Paying Agent/Registrar”), upon surrender of the Bonds for payment at the stated maturity or upon prior redemption. Unless otherwise agreed between the Paying Agent/Registrar and a Registered Owner, interest on the Bonds is dated as of the Interest Payment Date and payable to each Registered Owner, as shown on the records of the Paying Agent/Registrar on the close of business on the 15th day of the calendar month next preceding each Interest Payment Date. The Bonds will be issued only in fully registered form in the denomination of \$5,000 of principal amount, or any integral multiple thereof.

The Bonds, when issued, will constitute valid and binding obligations of the Master District and will be payable from the Contract Payments, as further described herein. See “THE BONDS – Source of Payment.”

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, 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 discussed under “THE BONDS – Book-Entry-Only System.”

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

The Bonds constitute the fourth series of contract revenue bonds issued by the Master District from the \$373,490,000 principal amount of contract revenue bonds approved by voters of the Master District, and by the voters of each Participant, for the purpose of constructing or acquiring regional water, wastewater, and drainage facilities to serve the Service Area (the “Master District System Facilities”).

INVESTMENT IN THE BONDS IS SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS AS DISCUSSED UNDER “INVESTMENT CONSIDERATIONS.”

The Bonds are offered subject to prior sale, when, as, and if issued by the Master District and accepted by the Initial Purchaser, subject to the approval of the Attorney General of Texas and Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about September 15, 2026.

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

\$7,270,000 Contract Revenue Bonds, Series 2026

Maturity November 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)	Maturity November 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)
2027	\$ 115,000	____%	____%	—	2040 (c)	\$ 290,000	____%	____%	—
2028	165,000	____%	____%	—	2041 (c)	305,000	____%	____%	—
2029	175,000	____%	____%	—	2042 (c)	320,000	____%	____%	—
2030	180,000	____%	____%	—	2043 (c)	335,000	____%	____%	—
2031	190,000	____%	____%	—	2044 (c)	350,000	____%	____%	—
2032 (c)	200,000	____%	____%	—	2045 (c)	365,000	____%	____%	—
2033 (c)	210,000	____%	____%	—	2046 (c)	385,000	____%	____%	—
2034 (c)	220,000	____%	____%	—	2047 (c)	400,000	____%	____%	—
2035 (c)	230,000	____%	____%	—	2048 (c)	420,000	____%	____%	—
2036 (c)	240,000	____%	____%	—	2049 (c)	440,000	____%	____%	—
2037 (c)	250,000	____%	____%	—	2050 (c)	460,000	____%	____%	—
2038 (c)	265,000	____%	____%	—	2051 (c)	485,000	____%	____%	—
2039 (c)	275,000	____%	____%	—					

- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser. Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to this issue by the CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association, and are included solely for the convenience of the owners of the Bonds.
- (c) The Bonds maturing on November 1, 2032, and thereafter shall be subject to redemption and payment at the option of the Master District, in whole or from time to time in part, on November 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. In addition, the Initial Purchaser may designate one (1) or more maturities as term bonds. See "THE BONDS – Redemption of the Bonds."

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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 Master District with respect to the Bonds, as such term is defined in the Rule.

No dealer, broker, salesman, or other person has been authorized to give any information, or to make any representations, 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 Master District or the Initial Purchaser.

All of the summaries of the statutes, resolutions, orders, contracts, audits, and engineering and other related reports set forth herein 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 upon payment of duplication costs, for further information.

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

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

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

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

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

Prices and Marketability

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

The delivery of the Bonds is conditioned upon the receipt by the Master District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker, dealer, or similar person or organization acting in the capacity of underwriter or wholesaler. Otherwise, the Master District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the 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 offering prices, including sales to dealers who MAY SELL THE BONDS INTO INVESTMENT ACCOUNTS.

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

Securities Laws

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

Delivery of Official Statements

The Master District shall furnish to the Initial Purchaser (and to each participating underwriter of the Bonds, within the meaning of the Rule, designated by the Initial Purchaser), within seven (7) business days after the sale date, the aggregate number of Official Statements agreed upon between the Master District and the Initial Purchaser. The Master District also shall furnish to the Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the Master District for dissemination to potential underwriters of the Bonds, as well as such additional copies of this Official Statement or any such supplements or amendments as the Initial Purchaser may reasonably request prior to the 90th day after the end of the underwriting period described in the Rule. The Master District shall pay the expense of preparing the number of copies of this Official Statement agreed upon between the Master District and the Initial Purchaser and an equal number of any supplements or amendments issued on or before the delivery date, but the Initial Purchaser shall pay for all other copies of this Official Statement or any supplement or amendment thereto.

MUNICIPAL BOND INSURANCE

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

RATINGS

Moody's Ratings ("Moody's") has assigned an underlying rating of "Baa3" to the Bonds. An explanation of the rating may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. A security rating is not a recommendation to buy, sell, or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

The District is not aware of any rating assigned to the Bonds other than the rating discussed above.

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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 herein. 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 discussed herein.

THE BONDS

Issuer	Fort Bend County Municipal Utility District No. 214 (the “Master District” or, in its capacity as a Participant (herein defined), “FBMUD 214”), a political subdivision of the State of Texas (“Texas”), is located in Fort Bend County, Texas (the “County”). See “THE MASTER DISTRICT.”
Issues	The \$7,270,000 Fort Bend County Municipal Utility District No. 214 Contract Revenue Bonds, Series 2026 (the “Bonds”) are dated September 1, 2026, and mature on November 1 in the years and in the principal amounts shown on the inside cover. Interest on the Bonds accrues from the initial date of delivery (on or about September 15, 2026) (the “Date of Delivery”), at the rates set forth on the inside cover, and is payable May 1, 2027, and each November 1 and May 1 thereafter until the earlier of stated maturity or prior redemption. See “THE BONDS.”
Redemption of the Bonds.....	The Bonds maturing on November 1, 2032, and thereafter shall be subject to redemption and payment at the option of the Master District, in whole or from time to time in part, on November 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 discussed 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 of the Bonds. Principal of and interest on the Bonds will be payable by the office of the paying agent/registrar, initially BOKF, NA, Dallas, Texas, 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	Principal of and interest on the Bonds are payable from and secured by payments required of the Participants (herein defined) within the Service Area (herein defined) from proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by each Participant or from other revenues available to such Participant. The Master District has established a debt service fund to pay the principal of and interest on the Contract Revenue System Bonds (herein defined), such as the Bonds (the “Contract Revenue System Debt Service Fund”). The Master District has also established a debt service fund (the “Contract Revenue Road Debt Service Fund”) to pay the principal of and interest on the Contract Revenue Road Bonds (herein defined). Contract Payments by Participants and use of such proceeds by the Master District to pay debt service on the Bonds is governed by the Contract for Financing, Operation, and Maintenance of Regional Facilities (the “Master District Contract”) which has been entered into by the Master District and the Participants. By execution of the Master District Contract, each Participant has agreed to pay a pro rata share of the debt service on the Contract Revenue Bonds, including the Bonds, which share is based upon the appraised valuation subject to taxation plus amounts equal to any optional exemption or special appraisal value granted or adopted by a Participant, and any optional exemption or special value claimed by a landowner due to use for agricultural, open space, timberland, or other similar uses (the “Gross Certified Assessed Valuation”) of each Participant as a percentage of the Gross Certified Assessed Valuation of all Participants, calculated annually. Each Participant is contractually obligated to make the Contract Payments from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose

on taxable property within its boundaries (the “Contract Tax”), from revenues derived from the operations of such Participant’s water distribution and wastewater collection systems, or from any other lawful sources of such Participant’s income. No Participant is liable for the payments owed by any other Participant; however, failure of any Participant to make its Contract Payment, as required by the Master District Contract, could result in an increase in the Contract Payment amount paid by each of the Participants during the time that such Participant’s payment is delinquent, as the Participants would have to replenish its respective coverage in the Master District debt service fund. The Bonds are special obligations of the Master District and are not obligations of Texas; the County; the City of Fulshear, Texas (the “City”); any of the Participants (except the Master District); or any entity other than the Master District. See “THE BONDS – Source of Payment,” “THE BONDS – Unconditional Obligation to Pay,” and “MASTER DISTRICT CONTRACT.”

Outstanding Bonds	The Master District has previously issued a total of five series of Contract Revenue Bonds. As of the Date of Delivery, \$29,505,000 principal amount of such previously issued bonds will remain outstanding (the “Outstanding Bonds”).
Short-Term Debt.....	The Master District issued its \$3,749,000 Bond Anticipation Note, Series 2025 (the “BAN”), dated December 18, 2025. The BAN matures on December 17, 2026, and accrues interest at a rate of 4.65% per annum, calculated on the basis of actual days elapsed and a 365-day year. The Master District will use a portion of the proceeds from the sale of the Bonds to redeem the BAN prior to its maturity. Proceeds from the BAN were used to reimburse CCW and M/I Homes (each herein defined) for a portion of the improvements and related costs shown under “THE BONDS – Use and Distribution of Bond Proceeds.” See “THE BONDS – Short-Term Debt.”
Use and Distribution of Bond Proceeds.....	Proceeds from the sale of the Bonds will be used to redeem the BAN and reimburse CCW and M/I Homes for the costs associated with the construction of the Master District System Facilities (herein defined) shown under “THE BONDS – Use and Distribution of Bond Proceeds.” In addition, proceeds from the sale of the Bonds will be used to pay developer interest, BAN interest, 12 months of capitalized interest, and certain other costs associated with the issuance of the Bonds. See “THE BONDS – Use and Distribution of Bond Proceeds.”
NOT Qualified Tax-Exempt Obligations.....	The Bonds will not be designated “qualified tax-exempt obligations” for financial institutions.
Municipal Bond Insurance.....	The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. The payment of all costs associated with the insurance, including the premium charged by the insurance company and fees charged by rating companies, will be at the option and expense of the Initial Purchaser.
Ratings	Moody’s Ratings has assigned an underlying rating of “Baa3” to the Bonds. See “RATINGS.”
Payment Record.....	The Bonds represent the Master District’s fourth issuance of bonded indebtedness. The Master District has never defaulted on the timely payment of principal or interest on its bonded indebtedness.
Contract Revenue Bonds.....	The Master District is issuing the Bonds for the purpose of constructing or acquiring regional water, wastewater, and drainage facilities to serve the Service Area (the “Master District System Facilities”). In addition to the contract revenue bonds issued for the purpose of constructing or acquiring the Master District System Facilities (the “Contract Revenue System Bonds”), the Master District has and will continue to issue contract revenue road bonds for the purpose of constructing or acquiring a regional road system to serve the Service Area (the “Master District Road Facilities”). Such contract revenue road bonds issued by the Master District for the purpose of constructing or acquiring Master District Road Facilities are hereinafter

referred to as “Contract Revenue Road Bonds.” In addition to the contract revenue bonds issued for the purpose of constructing or acquiring Master District System Facilities and Master District Road Facilities, the Master District is expected to issue, in the future, contract revenue bonds for the purpose of constructing or acquiring regional park and recreational facilities to serve the Service Area (the “Master District Park Facilities”). Such contract revenue bonds to be issued by the Master District for the purpose of constructing or acquiring Master District Park Facilities are hereinafter referred to as the “Contract Revenue Park Bonds.” The Contract Revenue System Bonds, the Contract Revenue Road Bonds, and the Contract Revenue Park Bonds are collectively referred to herein as the “Contract Revenue Bonds.” The Master District System Facilities, the Master District Road Facilities, and the Master District Park Facilities are collectively referred to herein as the “Master District Facilities.” See “RISK FACTORS – General,” “MASTER DISTRICT DEBT – Tax Rates of the Participants,” and “THE BONDS – Authority for Issuance.”

Financing Park and Recreational Facilities The Master District may finance the capital costs of the Master District Park Facilities from payments made by each Participant of its pro rata share of the Master District’s then estimated capital costs of the Master District Park Facilities (the “Park Construction Charges”). The Park Construction Charges will be computed from time to time on the basis of the then estimated total capital costs of providing the Master District Park Facilities minus the payments which have been previously received from the Participants as Park Construction Charges, and dividing the result by the number of projected total water and sewer connections to be constructed within the Service Area. The Master District Park Facilities may be financed by the Master District through the issuance of Contract Revenue Park Bonds, or the Park Construction Charges, and may be paid by the Participants through the issuance of ad valorem tax bonds issued by the individual Participants.

If Park Construction Charges are received by the Master District, they shall be deposited into a separate fund for the benefit of the Participants (the “Park Construction Fund”) and shall be used solely for the purpose of paying the capital costs of the Master District Park Facilities pursuant to the Master District Contract. See “THE BONDS – Financing Park and Recreational Facilities.”

Authority for Issuance..... The Bonds constitute the fourth series of Contract Revenue System Bonds issued by the Master District from the \$373,490,000 principal amount of contract revenue bonds approved by voters of the Master District, and by the voters of each Participant, for the purpose of constructing or acquiring the Master District System Facilities. Voters of each Participant have also authorized the issuance of \$246,480,000 principal amount of Contract Revenue Road Bonds for the purpose of constructing or acquiring the Master District Road Facilities. Additionally, the voters of each Participant authorized the issuance of \$158,808,000 principal amount of contract revenue park bonds for the purpose of constructing or acquiring the Master District Park Facilities.

After the issuance of the Bonds, \$344,745,000 principal amount of Contract Revenue System Bonds, \$238,450,000 principal amount of Contract Revenue Road Bonds, and \$158,808,000 principal amount of Contract Revenue Park Bonds will remain authorized but unissued. The Contract Revenue Bonds are secured by the collection of the Contract Payments through the levy of the Contract Tax.

The Bonds are issued pursuant to the Master District Contract between the Master District and each of the Participants, the terms and conditions of the bond resolution (the “Bond Resolution”) adopted by the Board of Directors of the Master District (the “Board”) on the date of sale of the Bonds, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, an order of the Texas Commission on Environmental Quality (the “TCEQ”), an election held within the Master District and within each Participant, and the general laws of Texas relating to the issuance of bonds by political subdivisions in Texas.

Bond Counsel Allen Boone Humphries Robinson LLP, Houston, Texas.
 Disclosure Counsel..... McCall, Parkhurst & Horton L.L.P., Houston, Texas.
 Financial Advisor..... Cedar Creek Municipal Advisors, LLC, Houston, Texas.
 Master District Engineer BGE, Inc., Houston, Texas.
 Paying Agent/Registrar BOKF, NA, Dallas, Texas.

THE MASTER DISTRICT

Description..... The Master District is a political subdivision of Texas, created by an order of the Texas Natural Resource Conservation Commission, predecessor to the TCEQ, dated February 19, 2002, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The Master District was formerly known as Fort Bend-Waller Counties Municipal Utility District No. 1 and was changed to Fort Bend County Municipal Utility District No. 214 by an order of the TCEQ on August 15, 2013. The Master District is located in Fort Bend County approximately 3 miles from the City and 35 miles west from the City of Houston central business district. The Master District is bounded on the west by FM 359 and Woods Road on the east and is located within the extraterritorial jurisdiction of the City and lies wholly within the County. The Master District serves as a provider of regional water, wastewater, drainage, road, and park and recreational facilities to the approximately 1,386.61 acre Service Area. The Service Area is comprised of the Master District, Fort Bend County Municipal Utility District No. 195 ("FBMUD 195") and Fort Bend County Municipal Utility District No. 198 ("FBMUD 198"). FBMUD 214 (as a Participant), FBMUD 195 and FBMUD 198 have entered into the Master District Contract with the Master District and are referred to herein collectively as the "Participants." The Service Area includes the 1,248.8-acre master-planned community known as Cross Creek West ("Cross Creek West"). Cross Creek West is comprised of FBMUD 214, FBMUD 198, and a portion of FBMUD 195. A portion of FBMUD 195 is being developed as Summerview, which (approximately 137.81 acres) is not a part of Cross Creek West, but is located within the Service Area and is a Participant served by the Master District. See "MASTER DISTRICT CONTRACT" herein.

Status of Development Within the Service Area

Area Development within the Service Area has occurred within the boundaries of FBMUD 195 and FBMUD 198. Approximately 328.46 acres (1,322 lots) have been developed into the single-family residential subdivision of Cross Creek West, Sections 1-15, within FBMUD 198. Approximately 78.06 acres (298 lots) have been developed into the single-family residential subdivision of Summerview, Sections 1-4 within FBMUD 195. As of August 5, 2026, 1,177 homes were complete (1,124 occupied and 53 unoccupied), 116 homes were under construction, and 327 lots were developed and vacant. There are approximately 13.16 acres of developed commercial property and an elementary school located on approximately 15 acres owned by Lamar Independent School District. The remaining acreage in the Service Area is comprised of approximately 596.78 undeveloped but developable acres, approximately 336.33 undevelopable acres, and approximately 18.82 acres (112 lots) are currently under development as the single-family residential subdivision of Summerview, Section 5 within FBMUD 195.

Description of the Developers/Principal Landowners

..... CCR West Inc., a Texas Corporation, ("CCW") is the primary developer of land in the Service Area. CCW was created for the purpose of developing land in Cross Creek West. Fulshear FF Texas Holding LP ("Fulshear FF"), is the entity through which development operations are managed and was formed for purposes of acquiring and holding tracts of land within the Service Area. CCW is responsible for constructing the improvements to serve Cross Creek West and delivers finished lots to the homebuilders within Cross Creek West. Fulshear FF and CCW are affiliates of Johnson Development Corp. ("JDC"). JDC is a land developer of residential and commercial properties across the country, and, since its establishment in

1975, has been involved in over 100 projects resulting in the development of over 40,000 acres devoted to multiple-use commercial parks; office buildings; retail centers; championship golf courses; and residential communities. In Texas, JDC is responsible for the development of several master-planned communities, including: Cross Creek Ranch; Harvest Green; Jordan Ranch; Riverstone; Imperial; Fall Creek; Tuscan Lakes; Edgewater; Woodforest; Harmony; Grand Central Park; Willow Sienna; Veranda; Creek Farms; Trinity Falls; and Viridian.

In addition, M/I Homes of Houston, LLC, ("M/I Homes," and collectively with CCW, the "Developers") a Texas limited liability company and a subsidiary of M/I Homes, Inc., the stock of which is publicly traded on the New York Stock Exchange under the ticker symbol "MHO", owns approximately 140 acres within FBMUD 195, of which approximately 78.06 acres has been developed into the subdivision Summerview, and approximately 18.82 acres are currently under development. M/I Homes is also the homebuilder on such lots. For more information, visit www.mihomes.com. See "DESCRIPTION OF THE DEVELOPERS."

Homebuilders Active Within the Service

Area Homebuilders active in the Service Area include: Westin Homes; Perry Homes; Highland Homes; Lennar; Newmark; M/I Homes; and DR Horton. Prices of new homes being constructed in Cross Creek West range from the \$365,000 to \$731,000. Prices of new homes being constructed in Summerview start selling at \$275,000.

Master District Facilities The Master District, in its capacity as the provider of the Master District System Facilities, the Master District Road Facilities, and the Master District Park Facilities (collectively referred to herein as the "Master District Facilities"), will construct the Master District Facilities and provide services from such facilities. See "INVESTMENT CONSIDERATIONS – Maximum Impact on Contract Tax Rate" and "MASTER DISTRICT FACILITIES."

THE MASTER DISTRICT CONTRACT

Participants The Participants have entered into the Master District Contract with the Master District. Each Participant is a municipal utility district organized and operating pursuant to Article XVI, Section 59 and Article III, Section 52 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended, to provide water, wastewater, drainage, road, and park and recreation services to the area within their boundaries. See "THE PARTICIPANTS."

Operational Revenues In addition to obligating each Participant to pay its Contract Payments, the Master District Contract also obligates each Participant to pay monthly charges to the Master District for the operation and maintenance of the water and sewer services facilities. The monthly charges paid by each Participant to the Master District will be used to pay operations and maintenance expenses and to provide an operation and maintenance reserve equivalent to three (3) months of operations and maintenance expenses.

The Master District Contract provides that each Participant will establish, maintain, and from time to time adjust its rates, fees, and charges for use of its water distribution and wastewater collection services, or for the availability of such services, to the end that the gross revenues therefrom together with any taxes levied in support thereof and funds received from any other lawful source will be sufficient at all times to pay all operation and maintenance expenses of the Participant's water distribution and wastewater collection systems and its obligation to the Master District under the Master District Contract, including its obligation to pay its Contract Payment. See "MASTER DISTRICT CONTRACT."

INVESTMENT CONSIDERATIONS

THE BONDS ARE SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT BEFORE MAKING AN INVESTMENT DECISION, PARTICULARLY "INVESTMENT CONSIDERATIONS."

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SELECTED FINANCIAL INFORMATION

(UNAUDITED)

Contract Revenue Bonds of the Master District

2026 Gross Certified Assessed Valuation of the Participants..... (100% of the market valuation as of January 1, 2026)	\$	540,400,185 (a)
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Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (100% of the estimated market valuation as of June 1, 2026)	\$	613,424,794 (b)
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Direct Debt:

The Outstanding Bonds (as of the Date of Delivery)	\$	29,505,000
The Bonds		<u>7,270,000</u>
Total Direct Debt.....		<u>\$ 36,775,000</u>

Estimated Overlapping Debt		<u>116,654,889 (c)</u>
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Total Direct and Estimated Overlapping Debt	\$	<u>153,429,889</u>
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Direct Debt Ratios:

As a Percentage of the 2026 Gross Certified Assessed Valuation of the Participants (\$540,400,185)	6.81 %
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As a Percentage of the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (\$613,424,794)	6.00 %
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Direct and Estimated Overlapping Debt Ratios:

As a Percentage of the 2026 Gross Certified Assessed Valuation of the Participants (\$540,400,185)	28.39 %
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As a Percentage of the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (\$613,424,794)	25.01 %
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Master District Debt Service Funds Available as of the Issuance of the Bonds

Contract Revenue System Debt Service Fund Balance (as of July 9, 2026)	\$	1,626,733 (d)(f)(g)
Contract Revenue Road Debt Service Fund Balance (as of July 9, 2026)	\$	694,837 (e)(f)(g)
General Fund Balance (as of July 9, 2026)	\$	1,640,204 (h)

- (a) Represents the gross assessed valuation of all taxable property located within all Participants as of January 1, 2026, as provided by the Fort Bend Central Appraisal District (the "Appraisal District"). Each Participant's tax roll is certified by the Fort Bend Central Appraisal Review Board (the "Appraisal Review Board"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the value of all taxable property located within all Participants as of June 1, 2026, and includes the gross estimate of values resulting from the construction of taxable improvements from January 1, 2026, through June 1, 2026. No taxes will be levied against this amount. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "MASTER DISTRICT DEBT – Estimated Direct and Overlapping Debt Statement."
- (d) Does not include twelve (12) months of capitalized interest on the Bonds with an estimated interest rate of 4.75%. Neither Texas law nor the Bond Resolution (defined herein) requires that the Master District maintain any particular sum in the Contract Revenue System Debt Service Fund (defined herein). Money deposited into the Contract Revenue System Debt Service Fund can only be used to pay debt service on the Contract Revenue System Bonds (defined herein), such as the Bonds.
- (e) Neither Texas law nor the Bond Resolution requires that the Master District maintain any particular sum in the Contract Revenue Road Debt Service Fund (defined herein). Money deposited into the Contract Revenue Road Debt Service Fund can only be used to pay debt service on the Contract Revenue Road Bonds (defined herein).
- (f) Funds deposited into the Contract Revenue System Debt Service Fund are not pledged to the Contract Revenue Road Bonds, nor are funds deposited into the Contract Revenue Road Debt Service Fund pledged to the Contract Revenue System Bonds, such as the Bonds.
- (g) Each Participant is obligated to pay a pro rata share of debt service on the Contract Revenue Bonds by the dates specified by the Master District. See "THE BONDS – Contract Payments by the Participants," "THE BONDS – Unconditional Obligation to Pay," and "MASTER DISTRICT CONTRACT."
- (h) See "INVESTMENT CONSIDERATIONS – Operational Expenses."

Debt Service Requirements on the Bonds

Estimated Average Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2026-2051)	\$	2,337,876 (a)
Estimated Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2050)	\$	2,538,225 (a)
Contract Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Average Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2026-2051) at 95% Tax Collections:		
Based Upon the 2026 Gross Certified Assessed Valuation of the Participants (\$540,400,185)	\$	0.46
Based upon the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (\$613,424,794)	\$	0.41
Contract Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2050) at 95% Tax Collections:		
Based Upon the 2026 Gross Certified Assessed Valuation of the Participants (\$540,400,185)	\$	0.50
Based upon the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (\$613,424,794)	\$	0.44

(a) Debt service on the Bonds is estimated at an interest rate of 4.75%. See "SELECTED FINANCIAL INFORMATION – Pro Forma Debt Service Requirement Schedule."

Assessed Valuations of the Participants

Participant	2026 Gross Certified Assessed Valuation (a)	Percent of Total	Estimated Gross Assessed Valuation as of June 1, 2026 (b)	Percent of Total
FBMUD 195	\$ 101,376,617	18.76%	\$ 114,932,415	18.74%
FBMUD 198	429,021,236	79.39%	488,480,512	79.63%
FBMUD 214	<u>10,002,332</u>	<u>1.85%</u>	<u>10,011,867</u>	<u>1.63%</u>
Total	\$ 540,400,185	100.00%	\$ 613,424,794	100.00%

(a) Represents the gross assessed valuation of all taxable property located within the Participant as of January 1, 2026, as provided by the Appraisal District. The Participant's tax roll is certified by the Appraisal Review Board. See "TAX DATA" and "TAXING PROCEDURES."

(b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the value of all taxable property located within the Participant as of June 1, 2026, and includes the gross estimate of values resulting from the construction of taxable improvements from January 1, 2026, through June 1, 2026. No taxes will be levied against this amount. See "TAX DATA" and "TAXING PROCEDURES."

Status of Development as of August 5, 2026

District	Total Acreage	Completed Lots	Occupied Completed Homes	Unoccupied Completed Homes	Homes Under Construction	Vacant Developed Lots	Lots Under Development
FBMUD 195 (b)	623.76	298	200	17	35	46	112
FBMUD 198	471.37	1,322	924	36	81	281	0
FBMUD 214	291.48	-	-	-	-	-	-
Total	1,386.61	1,620	1,124	53	116	327	112

Estimated Population of the Service Area: 3,934 (a)

- (a) Based upon 3.5 average residents per occupied completed home.
(b) Includes 137.81 acres in Summerview, which is not located in Cross Creek West.

Selected Tax Data

Participant	2025 Debt Service Tax Rate	2025 Maintenance Tax Rate	2025 Contract Tax Rate (b)	Total 2025 Tax Rate
FBMUD 195	\$ 0.230	\$ 0.785	\$ 0.485	\$ 1.500
FBMUD 198	0.645	0.365	0.490	1.500
FBMUD 214 (a)	0.000	0.000	0.000	0.000

- (a) FBMUD 214 has not levied a tax rate to date, but may levy a tax rate at a future date.
(b) Until such time as the Master District levies a Contract Tax, Contract Payments will be paid from operating funds advanced by the Developers. See "INVESTMENT CONSIDERATIONS – Dependence on Major Taxpayers and the Developers."

Pro Forma Debt Service Requirement Schedule

The following schedule sets forth the principal and interest requirements for the Outstanding bonds, as well as the principal and estimated interest requirements on the Bonds, assuming the Bonds are issued at an interest rate of 4.75%. Totals may not sum due to rounding.

Year	Total Outstanding Debt Service (a)	The Bonds		Total System Debt Service	Total Debt Service
		Principal	Interest		
2026	\$ 1,245,547	\$ -	\$ -	\$ -	\$ 1,245,547
2027	1,968,394	115,000	389,450	504,450	2,472,844
2028	1,954,519	165,000	339,863	504,863	2,459,381
2029	1,943,694	175,000	332,025	507,025	2,450,719
2030	1,930,594	180,000	323,713	503,713	2,434,306
2031	1,920,219	190,000	315,163	505,163	2,425,381
2032	1,897,394	200,000	306,138	506,138	2,403,531
2033	1,896,338	210,000	296,638	506,638	2,402,975
2034	1,898,931	220,000	286,663	506,663	2,405,594
2035	1,905,831	230,000	276,213	506,213	2,412,044
2036	1,911,831	240,000	265,288	505,288	2,417,119
2037	1,916,031	250,000	253,888	503,888	2,419,919
2038	1,923,431	265,000	242,013	507,013	2,430,444
2039	1,933,831	275,000	229,425	504,425	2,438,256
2040	1,942,031	290,000	216,363	506,363	2,448,394
2041	1,952,956	305,000	202,588	507,588	2,460,544
2042	1,966,163	320,000	188,100	508,100	2,474,263
2043	1,976,756	335,000	172,900	507,900	2,484,656
2044	1,979,731	350,000	156,988	506,988	2,486,719
2045	1,993,281	365,000	140,363	505,363	2,498,644
2046	1,997,863	385,000	123,025	508,025	2,505,888
2047	2,009,494	400,000	104,738	504,738	2,514,231
2048	2,012,744	420,000	85,738	505,738	2,518,481
2049	2,022,838	440,000	65,788	505,788	2,528,625
2050	2,033,338	460,000	44,888	504,888	2,538,225
2051	-	485,000	23,038	508,038	508,038
Total	\$ 48,133,778	\$ 7,270,000	\$ 5,380,987	\$ 12,650,987	\$ 60,784,765

(a) Outstanding debt as of the delivery of the Bonds.

Estimated Average Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2026-2051)	\$ 2,337,876
Estimated Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2050)	\$ 2,538,225

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FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 214

(A political subdivision of the State of Texas, located within Fort Bend County, Texas)

\$7,270,000

Contract Revenue Bonds

Series 2026

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Fort Bend County Municipal Utility District No. 214 (the "Master District" or, in its capacity as a Participant (herein defined), "FBMUD 214") of the \$7,270,000 Fort Bend County Municipal Utility District No. 214 Contract Revenue Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to the Master District Contract (herein defined), between the Master District and each Participant, the terms and conditions of the bond resolution (the "Bond Resolution") adopted by the Board of Directors of the Master District (the "Board") on the date of sale of the Bonds, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, an order of the Texas Commission on Environmental Quality (the "TCEQ"), an election held within the Master District and within each Participant, and the general laws of the State of Texas ("Texas") relating to the issuance of bonds by political subdivisions in Texas.

This Official Statement includes descriptions, among others, of the Bonds, the Bond Resolution, the Developers (herein defined) and certain other information about the "Participants" (currently, Fort Bend County Municipal Utility District No. 195 ("FBMUD 195"), Fort Bend County Municipal Utility District No. 198 ("FBMUD 198"), and FBMUD 214), certain other information about the Master District, in both its capacity as the Master District and as a Participant, the approximate 1,386.61 acre area (the "Service Area") to be provided with the Master District Facilities (herein defined), and the Contract for the Financing, Operation and Maintenance of Regional Facilities entered into by the Participants and the Master District (the "Master District Contract").

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 Bond Counsel (herein defined) at 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, upon payment of the costs of duplication thereof. Certain capitalized terms used herein have the same meanings assigned to such terms in the Bond Resolution, except as otherwise indicated herein.

INVESTMENT CONSIDERATIONS

General

The Master District is issuing the Bonds for the purpose of constructing or acquiring regional water, wastewater, and drainage facilities to serve the Service Area (the "Master District System Facilities"). In addition to the contract revenue bonds issued for the purpose of constructing or acquiring the Master District System Facilities (the "Contract Revenue System Bonds") and the contract revenue bonds issued for the purpose of constructing or acquiring the Master District Road Facilities (the "Contract Revenue Road Bonds"), the Master District is expected to issue, in the future, contract revenue bonds for the purpose of constructing or acquiring the Master District Park Facilities (herein defined) (the "Contract Revenue Park Bonds"). The Contract Revenue System Bonds, the Contract Revenue Road Bonds, and the Contract Revenue Park Bonds are collectively referred to herein as the "Contract Revenue Bonds." The Master District System Facilities, the Master District Road Facilities, and the Master District Park Facilities are collectively referred to herein as the "Master District Facilities." The Bonds are special obligations of the Master District and are not obligations of Texas; Fort Bend County, Texas (the "County"); the City of Fulshear, Texas (the "City"); any of the Participants (except the Master District); or any entity other than the Master District, and are payable solely from the revenues pledged thereto. The Contract Revenue Bonds, including the Bonds, are payable solely from and to the extent of certain contract payments received by the Master District from the Participants pursuant to the Master District Contract, with each Participant's annual contract payment being equal to its pro rata share of annual debt service on the Contract Revenue Bonds, including the Bonds, plus all charges and expenses of paying agents and registrars, and all amounts required to establish and maintain funds, established under the Bond Resolution based upon the appraised valuation subject to taxation plus amounts equal to any optional exemption or special appraisal value granted or adopted by a Participant, and any optional exemption or special value claimed by a landowner due to use for agricultural, open space, timberland, or other similar uses (the "Gross Certified Assessed Valuation") of each such Participant as a percentage of the total Gross Certified Assessed Valuation of all Participants (the "Contract Payments"). Each Participant is contractually obligated to make the Contract Payments from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (the "Contract Tax"), from revenues derived from the operations of such Participant's water distribution and wastewater collection systems, or from any other lawful sources of such Participant's income. **The obligations of the Participants to make Contract Payments are several, not joint, obligations prorated among the Participants based upon the proportion of the Gross Certified Assessed Valuation of property within their respective boundaries to the total Gross Certified Assessed Valuation of property within all Participants, as described herein.** No Participant is obligated to pay the Contract Payments allocated to any other Participant; however, lack of payment by any Participant could result in an increase in the Contract Payment amount paid by each of the other Participants during the time that such Participant's payment is delinquent as the Master District may include a reserve

amount in the Contract Payment due from each Participant. The security for payment of the principal of and interest on the Bonds by the Master District, therefore, depends on the ability of each Participant to collect annual ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries sufficient to make its Contract Payments. The collection by each Participant of delinquent taxes owed to it may be a costly and lengthy process. See "INVESTMENT CONSIDERATIONS – Registered Owners' Remedies and Bankruptcy" and "THE BONDS – Source of Payment."

Overlapping Debt and Tax Rates

The Master District and each Participant may each independently issue additional debt which may change the projected and actual tax rates in the future.

Landowners are or will be responsible for the payment of ad valorem taxes levied by each Participant for payment of Contract Payments. In addition, owners of property located within the Participants are responsible for the payment of ad valorem taxes levied by each Participant for the payment of debt service on unlimited tax bonds issued by each Participant and ad valorem taxes levied by each Participant for the purpose of paying the Participant's operation and maintenance costs. See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for information related to each Participant's indebtedness and taxation requirements.

In addition, property located within the Service Area is subject to taxation by various other governmental entities. See "INVESTMENT CONSIDERATIONS – Debt Burden on Property Within the Service Area" and "TAX DATA – Estimated Overlapping Taxes."

Economic Factors and Interest Rates

The rate of development of the Service Area is directly related to the vitality of the residential and commercial industry in the City of Houston, Texas area ("Houston"). New residential construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. Decreased levels of residential construction activity would restrict the growth of property values within the Service Area. The Master District and Participants cannot predict the pace or magnitude of any future development within the Service Area. See "THE MASTER DISTRICT – Status of Development within the Service Area."

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for developmental costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the Service Area. Because of the numerous and changing factors affecting the availability of funds, the Master District is unable to assess the future availability of such funds for continued construction within the Service Area. In addition, since the Service Area is located approximately 50 miles from the central downtown business district of Houston, the success of development within the Service Area and growth of Service Area taxable property values are, to a great extent, a function of the Houston and regional economies. A downturn in the economic conditions of Houston and the nation could adversely affect development and home-building plans within the Service Area and restrain the growth of the Service Area's property tax base.

Competition

The demand for and construction of single-family homes within the Service Area, which is approximately 50 miles from the central downtown business district of Houston, could be affected by competition from other residential developments including other residential developments located in the southwestern portion of the Houston area. In addition to competition for new home sales from other developments, there are numerous previously owned homes near the Service Area and in more established neighborhoods closer to downtown Houston. Such homes could represent additional competition for new homes proposed to be sold within the Service Area.

The competitive position of the Developers in the sale of developed lots and of prospective builders in the construction of single-family residential houses within the Service Area is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values within the Service Area. The Master District can give no assurance that building and marketing programs within the Service Area by the Developers will be implemented or, if implemented, will be successful.

Dependence on Major Taxpayers and the Developers

The top 10 principal taxpayers within the Service Area represent \$47,868,975, or 8.86%, of the 2026 Gross Certified Assessed Valuation of the Participants, which is \$540,400,185, and represents ownership in the Participants' boundaries as of January 1, 2026. CCW (defined herein) represent a total of \$6,898,850 or 1.28%, of such value. M/I Homes (defined herein) represents \$13,875,934, or 2.57% of such value. See "TAX DATA – Principal Taxpayers." If the Developers or another principal taxpayer were to default in the payment of taxes in an amount which exceeds the amount in the debt service fund created to pay debt service on bonds issued for the Master District System Facilities (the "Contract Revenue System Debt Service Fund") or the debt service fund created to pay debt services on bonds issued for the Master District Road Facilities (the "Contract Revenue Road Debt Service Fund"), the ability of the Master District to make timely payment of debt service on the Bonds would be dependent on the ability of Participants to enforce and liquidate their tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in a Participant being forced to set

an excessive tax rate, hindering growth and leading to further defaults in the payment of taxes. The Master District is not required by law or the Bond Resolution to maintain any specified amount of surplus in its Contract Revenue System Debt Service Fund or Contract Revenue Road Debt Service Fund. See "INVESTMENT CONSIDERATIONS – Tax Collection Limitations," "TAXING PROCEDURES – Levy and Collection of Taxes," and "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS."

The Developers have informed the Board that their current plans are to develop the remaining undeveloped land and to continue marketing the remaining developed lots in the Participants to homebuilders. However, neither the Developers nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the furnishing of information related to any proposed development should not be interpreted as such a commitment. The Master District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developers or any other landowner within the Service Area to implement any plan of development. Furthermore, there is no restriction on any landowner's right to sell land. The Master District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developers or any other landowner. See "DESCRIPTION OF THE DEVELOPERS."

Undeveloped Acreage and Vacant Lots

To date, there are approximately 596.78 undeveloped but developable acres within the Service Area that have not been provided with water, wastewater, drainage, road, and other facilities necessary for the construction of taxable improvement. In addition, there are 327 vacant developed lots and 112 lots currently under development. The Master District makes no representation as to when or if development of the undeveloped but developable acreage will occur or that the lot sales and building program will be successful. See "THE MASTER DISTRICT – Status of Development Within the Service Area."

Increase in Costs of Building Materials

As a result of supply issues, shipping constraints, and ongoing trade disputes (including tariffs), there have been recent substantial increases in the cost of lumber and other building materials, causing many homebuilders and general contractors to experience budget overruns. Further, the unpredictable nature of current trade policy (including the threatened imposition of tariffs) may impact the ability of the developers or homebuilders in the District to estimate costs. Additionally, immigration policies may affect the State's workforce, and any labor shortages that could occur may impact the rate of construction within the District. Uncertainty surrounding availability and cost of materials may result in decreased levels of construction activity, and may restrict the growth of property values in the District. The District makes no representations regarding the probability of development or homebuilding continuing in a timely manner or the effects that current or future economic or governmental circumstances may have on any plans of the developers or homebuilders.

Operational Expenses

Each Participant is obligated to pay monthly charges to the Master District for its share of the Master District's operation and maintenance expenses in connection with the Master District's provision of service from the Master District Facilities. The monthly charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a "unit cost" of operation and maintenance expense and reserve requirements, calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance expenses will be calculated by multiplying the number of equivalent single-family residential connections ("ESFCs") reserved to each Participant on the first day of the previous month by the unit cost per ESFC. The monthly cost per ESFC being charged by the Master District to each Participant presently is \$307 for water and wastewater services. See "MASTER DISTRICT FACILITIES."

No Reserve Fund

The Bonds will be issued pursuant to the Bond Resolution wherein the Contract Payments will be pledged to payment of debt service on the Bonds. The Bond Resolution confirms the Contract Revenue System Debt Service Fund but does not create designated reserve fund. Each Participant's pro rata share of the Contract Payments is calculated by the Master District. The Master District's annual calculation of the debt service requirement to be paid by the Participants shall include no more than the sum of next year's annual debt service requirements and, at the option of the Master District, up to 50% of the following year's annual debt service requirements to establish a replenishment amount in the debt service funds, which when paid by the Participants, will be deposited into the Contract Revenue System Debt Service Fund. Delay or failure of any Participant to pay its pro rata share of the debt service requirements may adversely affect payment of the Bonds. There is no trust estate or trust indenture securing the payment of the Bonds and no trustee to enforce a mandamus action on behalf of the Registered Owners (herein defined). Any action in mandamus as a result of a payment or other default under the Bond Resolution would have to be brought by the Registered Owners themselves against the Master District, and such an action would not necessarily operate to enforce rights against other Participants. See "INVESTMENT CONSIDERATIONS – Registered Owners' Remedies and Bankruptcy."

The Master District further covenants that if at any time the fund balance in the Contract Revenue Debt Service Fund falls below 25% of the following year's debt service requirement for the respective bonds, it will levy the maximum amount allowed under the Bond Resolution (100% of the next year's debt service requirement plus 50% of the following year's debt service requirement) until such time that the debt service fund balance in the respective fund exceeds 50% of the next year's debt service requirement. At such time that Fort Bend Central Appraisal District provides a certified value (including a certified estimate of value) of at least \$100,000,000 for either FBMUD 195 or FBMUD 214, the Contract Revenue System Debt Service Fund the 25% coverage required by the foregoing sentence may be reduced to 10%.

Maximum Impact on Contract Tax Rate

Assuming no further development, the value of the land and improvements currently within the Participants will be the major determinant of the ability and willingness of property owners to pay their taxes. The 2026 Gross Certified Assessed Valuation of the Participants is \$540,400,185 and the estimated gross assessed valuation of the Participants as of June 1, 2026, is \$613,424,794. See "TAX DATA." After issuance of the Bonds, the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$2,538,225 (2050) and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds will be \$2,337,876 (2026-2051). Assuming no increase or decrease from the 2026 Gross Certified Assessed Valuation, a Contract Tax rate of \$0.50 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds and a Contract Tax rate of \$0.46 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds. Assuming no increase or decrease from the estimated gross assessed valuation of the Participants as of June 1, 2026, a Contract Tax rate of \$0.44 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds and a Contract Tax rate of \$0.41 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds. See "SELECTED FINANCIAL INFORMATION – Pro Forma Debt Service Requirement Schedule," "SELECTED FINANCIAL INFORMATION – Contract Revenue Bonds of the Master District," and "TAX DATA – Tax Rate Calculations."

Debt Burden on Property Within the Service Area

The total tax rate paid by property owners within the Service Area is a major factor in the demand for single-family homes within the Service Area. The Master District Contract requires that the Participants make Contract Payments from the Contract Tax. In addition, other contract tax payments are required of the Participants by the Master District Contract. See "MASTER DISTRICT CONTRACT." Furthermore, each Participant will be required to levy taxes on property within its boundaries (without legal limit as to rate or amount) to pay annual principal and interest on any unlimited tax bonds issued in the future by the Participant to fund internal water, wastewater, drainage, and road facilities within the Participant's boundaries. Each Participant may also levy taxes on property within its boundaries to pay operations and maintenance expenses. For the 2025 tax year, FBMUD 195 and FBMUD 198 have levied a total tax rate of \$1.50. FBMUD 214 has not levied a tax rate to date, but may levy a tax rate at a future date.

The tax rate that may be required to service debt on any bonds issued by the Master District or a Participant is subject to numerous uncertainties such as the growth of taxable values within such district, the amount of the bonds issued, regulatory approvals, construction costs and market interest rates. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated in the Service Area will be competitive with the tax rates of competing projects. To the extent that such composite tax rates are not competitive with competing developments, the growth of property tax values in the Service Area and the investment quality or security of the Bonds could be adversely affected.

In addition, the Participants are within the taxing jurisdiction of other taxing entities, including Fort Bend County and Lamar Consolidated Independent School District, as applicable. Each of these entities currently levies various taxes on property within the boundaries, as applicable, of the Participants in addition to the other taxes listed above.

Tax Collection Limitations

The Master District's ability to make debt service payments may be adversely affected by each Participant's inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by a Participant constitutes a lien in favor of such Participant on a parity with the liens of all other local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. A Participant'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 affecting the marketability of taxable property within the Participant's boundaries and limiting the proceeds from a foreclosure sale of such property, or (d) the taxpayer's right to redeem the property within six (6) months for commercial property and two (2) years for residential property and all other property after the purchaser's deed issued at the foreclosure is filed in the county records. While the Participant has a lien on taxable property within the Participant's boundaries for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the Participant from a tax foreclosure sale. Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the Participant's boundaries pursuant to Federal Bankruptcy Code could stay any attempt by such Participant to collect delinquent ad valorem taxes assessed

against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two (2) other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six (6) years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAXING PROCEDURES – Participant's Rights in the Event of Tax Delinquencies."

Registered Owners' Remedies and Bankruptcy

There is no trust estate or trust indenture securing the payment of the Bonds and no trustee to enforce a mandamus action on behalf of Registered Owners. There is no reserve fund securing the payment of the Bonds. See "INVESTMENT CONSIDERATIONS – No Reserve Fund."

In the event of default in the payment of principal of or interest on the Bonds, the registered owners of the Bonds (the "Registered Owners" and each a "Registered Owner") have a right to seek a writ of mandamus requiring the Master District to levy adequate taxes each year to make such payments. Except for the mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce such interests of the Registered Owners. There is no provision for 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 Master District, such a judgment could not be enforced by a direct levy and execution against the Master District's property. Further, the Registered Owners themselves cannot foreclose on property within the Service Area or sell property within the Service Area 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 further 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 Master District. In this regard, should the Master District file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the Master 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. See "THE BONDS – Registered Owners' Remedies."

Marketability

The Master District has no understanding (other than the initial reoffering yields) with the winning bidder for the Bonds (the "Initial Purchaser") 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

Pursuant to the Master District Contract and in connection with the development of the Service Area, the Master District may issue Contract Revenue Bonds in an amount necessary to provide the Master District Facilities. The Master District Contract also authorizes the Master District to refund any outstanding Contract Revenue Bonds. Any future Contract Revenue Bonds will be on a parity with the Bonds. The Master District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of Contract Revenue Bonds which it may issue. The issuance of additional Contract Revenue Bonds is subject to approval by the TCEQ pursuant to its rules and regarding issuance and feasibility of bonds, except that no TCEQ approval is currently required for the issuance of Contract Revenue Road Bonds to fund road projects. See "INVESTMENT CONSIDERATIONS – Maximum Impact on Contract Tax Rate" and "THE BONDS – Issuance of Additional Debt."

The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Contract Revenue Bonds based upon the Gross Certified Assessed Valuation of each Participant as a percentage of the Gross Certified Assessed Valuation of all Participants, calculated annually. Each Participant is obligated to make such Contract Payments from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries, or also known as the "Contract Tax," from revenues derived from the operations of such Participant's water distribution and wastewater collection systems, or from any other lawful source of such Participant's income.

Pursuant to the Master District Contract and after the issuance of the Bonds, the Master District will have \$344,745,000 principal amount of Contract Revenue System Bonds, \$238,450,000 principal amount of Contract Revenue Road Bonds, and \$158,808,000 principal amount of Contract Revenue Park Bonds remaining authorized but unissued, and such additional bonds as may hereafter be approved by both the Board and voters of the Participants. See "THE BONDS – Issuance of Additional Debt." The Bonds, and all additional Contract Revenue Bonds issued by the Master District, will be payable from the Contract Tax.

FBMUD 214 and each of the other Participant have voted bonds for purposes of providing internal water, wastewater, drainage, road, and park and recreational facilities within their respective boundaries. See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for a description of the voter authorized bonds, principal amount of bonds issued (if any), and principal amount of bonds outstanding for each Participant (if any).

FBMUD 214 and each other Participant is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. The principal amount of park bonds sold by the Master District or such other Participant is limited to 1% of the their respective taxable assessed valuation, however, if the Master District or such other Participant meets certain financial feasibility requirements under TCEQ rules, the outstanding principal amount of such bonds issued by the Master District or such other Participant may exceed an amount equal to 1% but not more than 3% of their respective taxable assessed valuation. Before the Master District or such other Participant could issue park bonds payable from taxes, the following actions would be required: (a) approval of the bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas.

In addition to the Contract Revenue System Bonds and the Contract Revenue Road Bonds, the Master District is expected to issue, in the future, Contract Revenue Park Bonds. In addition, the Master District has authorized \$158,808,000 principal amount of contract revenue park bonds for the purpose of constructing or acquiring the Master District Park Facilities (the "Contract Revenue Park Bonds").

Continuing Compliance with Certain Covenants

The Bond Resolution contains covenants by the Master District intended to preserve the exclusion from gross income of interest on the Bonds. Failure of the Master 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."

Potential Impact of Natural Disaster

The Service Area is located near the Texas Gulf Coast and has been and could again be impacted by high winds, heavy rains, and flooding caused by hurricane, tornado, tropical storm, or other adverse weather events. In the event that a natural disaster should damage or destroy improvements and personal property in the Service Area, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the Service Area and an increase in the Participants' tax rates. See "TAXING PROCEDURES – Property Tax Code and County-Wide Appraisal District" and "TAXING PROCEDURES – Valuation of Property for Taxation."

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

Potential Effects of Oil Price Volatility on the Houston Area

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values within the Service Area. The Master District cannot predict the impact that negative conditions in the oil industry could have on property values in the Service Area.

Environmental Regulations

Wastewater treatment, water supply, storm sewer facilities and construction activities within the Service Area 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 Master District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the Participants.

Air Quality Issues. Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston,

Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

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

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

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

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

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

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

The Master District is subject to the TCEQ’s General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”), which was issued by the TCEQ on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. has applied for and received coverage under the MS4 Permit from the TCEQ. In order to maintain compliance with the MS4 Permit, the Master District continues to develop, implement, and maintain the required plans, as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. Costs associated with these compliance activities could be substantial in the future.

Operations of utility districts, including the Master 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

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

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

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

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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 does not pass upon or guarantee the security of the Bonds as an investment, nor does he pass upon the adequacy or accuracy of the information contained herein.

Changes in Tax Legislation

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

Bond Insurance Risk Factors

The Master District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The following are risk factors relating to bond insurance.

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

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

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

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

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

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

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which is qualified in its entirety by reference to the Bond Resolution adopted by the Board. A copy of the Bond Resolution may be obtained from the Master District upon written request made to Bond Counsel at 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

The Bonds are dated September 1, 2026, and will mature on November 1 of the years and in principal amounts, and will bear interest from the initial date of delivery (on or about September 15, 2026) (the "Date of Delivery"), at the rates per annum, set forth on the inside cover. Interest on the Bonds will be payable May 1, 2027, and semiannually thereafter on each November 1 and May 1 until maturity or redemption. Interest calculations are based on a 360-day year comprised of 12 30-day months. The Bonds are subject to redemption as described below.

The Bonds will be issued only in fully registered form in principal denominations of \$5,000 for any one (1) maturity and will be initially registered and delivered only to The Depository Trust Company, New York, New York ("DTC") in its nominee name of Cede & Co., pursuant to the Book-Entry-Only System (herein defined). No physical delivery of the Bonds will be made to the owners thereof. Initially, principal of and interest on the Bonds will be payable by BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), to Cede & Co., as registered owner. DTC will make distribution of the amounts paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds. See "THE BONDS – Book-Entry-Only System."

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

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

Book-Entry-Only System

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

The Master District and the Financial Advisor cannot and do not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to Direct and Indirect Participants (herein defined), (2) Direct and Indirect Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Registered Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner discussed herein. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission (the "SEC"), and the current procedures of DTC to be followed in dealing with Direct and Indirect Participants are on file with DTC.

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

of DTC. One (1) fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "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 (the "Indirect Participants," and together with the Direct Participants, the "Direct and Indirect Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC rules applicable to its Direct and Indirect Participants are on file with the SEC. 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 holder of ownership interest of each actual purchase of each Bond (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the Book-Entry-Only System is discontinued.

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

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

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

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

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

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

The Master District may decide to discontinue use of the Book-Entry-Only System transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in the section concerning DTC and the Book-Entry-Only System has been obtained from sources that the Master District believes to be reliable, but the Master District takes no responsibility for the accuracy thereof.

Use of Certain Terms in Other Sections of this Official Statement

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

Successor Paying Agent/Registrar

Provisions are made in the Bond Resolution for replacing the Paying Agent/Registrar. If the Master 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 Master District shall be a commercial bank; a trust company organized under the laws of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Bonds.

The record date ("Record Date") for the interest payable on the Bonds on any interest payment date means the close of business on the 15th calendar day of the month next preceding such interest payment date. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Master District. 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 (5) business days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each holder of a Bond appearing on the registration books of the Paying Agent/Registrar at the close of business on the last business day preceding the date of mailing of such notice.

Registration, Transfer and Exchange

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the Register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution. While the Bonds are in the Book-Entry-Only System, the Bonds will be registered in the name of Cede & Co. and will not be transferable. See "THE BONDS – Book-Entry-Only-System."

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner. The Bonds are exchangeable upon presentation at the designated offices 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 (1) 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 Master 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 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 30 calendar days. No service charge will be made for any transfer or exchange, but the Master District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Bonds

The Bonds maturing on November 1, 2032, and thereafter shall be subject to redemption and payment at the option of the Master District, in whole or from time to time in part, on November 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 by the Paying Agent/Registrar at least 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 Master 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 (1) 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.

Mutilated, Lost, Stolen, or Destroyed Bonds

In the event the Book-Entry-Only System should be discontinued, the Master District has agreed to replace mutilated, destroyed, lost, or stolen Bonds upon surrender of the mutilated Bonds, on receipt of satisfactory evidence of such destruction, loss, or theft, and receipt by the Master District and the Paying Agent/Registrar of security or indemnity to hold them harmless. Upon the issuance of a new bond the Master District may require payment of taxes, governmental charges and other expenses (including the fees and expenses of the Registrar), bond printing and legal fees in connection with any such replacement.

Authority for Issuance

The Bonds constitute the fourth series of Contract Revenue System Bonds issued by the Master District from the \$373,490,000 principal amount of contract revenue bonds approved by voters of the Master District, and the voters of each Participant, for the purpose of constructing or acquiring the Master District System Facilities.

Voters of the Master District, and the voters of each Participant, have also authorized the Master District's issuance of \$246,480,000 principal amount of Contract Revenue Road Bonds for the purpose of constructing or acquiring the Master District Road Facilities and \$158,808,000 principal amount of Contract Revenue Park Bonds for the purpose of constructing or acquiring the Master District Park Facilities. Any additional Contract Revenue Bonds issued by the Master District will be on parity with the Bonds.

After the issuance of the Bonds, \$344,745,000 principal amount of Contract Revenue System Bonds, \$238,450,000 principal amount of Contract Revenue Road Bonds, and \$158,808,000 principal amount of Contract Revenue Park Bonds will remain authorized but unissued. The Contract Revenue Bonds are secured by the collection of the Contract Payments through the levy of the Contract Tax.

The Bonds are issued pursuant to the Master District Contract between the Master District and each of the Participants, the terms and conditions of the Bond Resolution adopted by the Board on the date of sale of the Bonds, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, an order of the TCEQ, an election held within the Master District and within each Participant, and the general laws of Texas relating to the issuance of bonds by political subdivisions in Texas.

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the safety of the Bonds as an investment, the sufficiency of the Contract Payments to pay principal of and interest on the Bonds or upon the adequacy of the information contained in this Official Statement.

Source of Payment

The Bonds are payable solely from payments the Participants make to the Paying Agent/Registrar for the purpose of paying the debt service on the Bonds and the Outstanding Bonds pursuant to the requirements of the Master District Contract. The Master District Contract provides that all Participants shall pay a pro rata share of debt service on any Contract Revenue Bonds issued by the Master District, including the Bonds, based upon each Participant's Gross Certified Assessed Valuation as a percentage of the Gross Certified Assessed Valuation of all Participants. The debt service requirements shall be calculated to include the charges and expenses of paying agents and registrars utilized in connection with Contract Revenue Bonds, the principal, interest, and redemption requirements of the Contract Revenue Bonds and all amounts required to establish and maintain funds established under the Bond Resolution. Each Participant is obligated to pay its pro rata share of the Contract Payments, from the Contract Tax, revenues derived from the operation of its water distribution and wastewater collection systems or from any other legally available funds of such Participant. Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however the levy of a Contract Tax for the purpose of paying debt service on the Contract Revenue Bonds is the sole responsibility of each Participant. The Bonds are special obligations of the Master District and are not obligations of Texas; the County; the City; any of the Participants (except the Master District); or any entity other than the Master District.

Payment Record

The Master District has never defaulted in payment of its bonded indebtedness. See "THE BONDS – Source of Payment."

Outstanding Bonds

The District has previously issued a total of five series of Contract Revenue Bonds. As of the Date of Delivery, \$29,505,000 principal amount of such previously issued bonds will remain outstanding (the "Outstanding Bonds").

Short Term Debt

The Master District issued its \$3,749,000 Bond Anticipation Note, Series 2025 (the "BAN"), dated December 18, 2025. The BAN matures on December 17, 2026, and accrues interest at a rate of 4.65% per annum, calculated on the basis of actual days elapsed and a 365-day year. The Master District will use a portion of the proceeds from the sale of the Bonds to redeem the BAN prior to its maturity. Proceeds from the BAN were used to reimburse CCW and M/I Homes (herein defined) for a portion of the improvements and related costs shown under "THE BONDS – Use and Distribution of Bond Proceeds."

Contract Payments by the Participants

Principal of and interest on the Bonds are payable from and secured by each Participant's unconditional obligation to make Contract Payments. By execution of the Master District Contract, each Participant has agreed to make a Contract Payment in an amount equal to its pro rata share of the annual debt service on the Contract Revenue Bonds plus all the charges and expenses of paying agents and registrars, and all amounts required to establish and maintain funds established under the Bond Resolution based upon its Gross Certified Assessed Valuation as a percentage of the total Gross Certified Assessed Valuation of all Participants. Each Participant is obligated to make such payments from the proceeds of the Contract Tax levied by such Participant on property within its boundaries for such purpose, revenues, if any derived from the operation of its water distribution and wastewater collection systems or from any other lawful source of funds. See "Source of Payment." No Participant is liable for the payments due by any other Participant. See "MASTER DISTRICT CONTRACT." The Master District shall calculate on or before September 1 of each year, or as soon thereafter as practical, the amount of Contract Payments due from each Participant in the following calendar year.

Unconditional Obligation to Pay

All charges imposed by the Master District to pay debt service on the Bonds will be made by the Participants without set-off, counterclaim, abatement, suspension, or diminution, nor will any Participant have any right to terminate the Master District Contract nor be entitled to the abatement of any such payment or any reduction thereof nor will the obligations of the Participants be otherwise affected for any reason, including without limitation acts or conditions of the Master District that might be considered failure of consideration, eviction or constructive eviction, destruction or damage to the Master District Facilities, failure of the Master District to perform and observe any agreement whether expressed or implied, or any duty, liability, or obligation arising out of or connected with the Master District Contract. All sums required to be paid by the Participants to the Master District for such purposes will continue to be payable in all events and the obligations of the Participants will continue unaffected, unless the requirement to pay is reduced or terminated pursuant to an express provision of the Master District Contract. If any Participant disputes the amount to be paid to the Master District, the Participant shall nonetheless promptly make payments as billed by the Master District and if it is subsequently determined by agreement, arbitration, regulatory decision, or court decision that such disputed payment should have been less, the Master District will then make proper adjustments to all Participants so that the appropriate Participant will receive credit for its over-payments. See "THE MASTER DISTRICT."

Funds

The Contract Revenue System Debt Service Fund is confirmed in the Bond Resolution, of which the proceeds from the Contract Payments collected for and on account of the Contract Revenue Bonds shall be deposited into the Contract Revenue System Debt Service Fund (which includes each Participant's pro rate share of the respective debt service requirements). Twelve months of capitalized interest will be deposited into each of the Contract Revenue System Debt Service Fund upon closing of the Bonds. The Bond Resolution does not provide for segregated reserve funds. The Master District's annual calculation of the debt service requirement to be paid by the Participants shall include no more than the sum of next year's annual debt service requirements and, at the option of the Master District, an amount up to 50% of the following year's annual debt service requirements, which when paid by the Participants, will be deposited into the Contract Revenue System Debt Service Fund.

There is no trust estate or trust indenture securing the payment of the Bonds and no trustee to enforce a mandamus action on behalf of Registered Owners. There is no reserve fund securing the payment of the Bonds. See "INVESTMENT CONSIDERATIONS – Registered Owners' Remedies and Bankruptcy" and "– No Reserve Fund."

The Master District further covenants that if at any time the fund balance in the Contract Revenue System Debt Service Fund falls below 25% of the following year's debt service requirement for the respective bonds, it will levy the maximum amount allowed under the Bond Resolution (100% of the next year's debt service requirement plus 50% of the following year's debt service requirement) until such time that the debt service fund balance in the respective fund exceeds 50% of the next year's debt service requirement. At such time that Fort Bend Central Appraisal District provides a certified value (including a certified estimate of value) of at least \$100,000,000 for either FBMUD 195 or FBMUD 214, the Contract Revenue System Debt Service Fund the 25% coverage required by the foregoing sentence may be reduced to 10%.

Issuance of Additional Debt

Pursuant to the Master District Contract, the Master District is authorized to issue \$373,490,000 principal amount of Contract Revenue System Bonds and \$246,480,000 principal amount of Contract Revenue Road Bonds. The Master District Contract also authorizes the Master District to refund any outstanding Contract Revenue Bonds. Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such authorized amounts. By execution of the Master District Contract between the Master District and each Participant, each Participant is obligated to pay its pro rata share of debt service on the Contract Revenue Bonds issued by the Master District to finance the Master District Facilities, including the Bonds. The Bonds, and all additional Contract Revenue Bonds issued by the Master District, will be payable from the Contract Payments.

In addition, the Master District has authorized \$158,808,000 principal amount of Contract Revenue Park Bonds. The Master District Park Facilities may be financed by the Master District through the issuance of contract revenue bonds, or the Park Construction Charges (herein defined) may be paid by the Participants through the issuance of ad valorem tax bonds issued by the individual Participants. See "THE BONDS – Financing Park and Recreational Facilities."

FBMUD 214 and each other Participant is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. The principal amount of park bonds sold by the Master District or such other Participant is limited to 1% of the their respective taxable assessed valuation, however, the Master District or such other Participant meets certain financial feasibility requirements under TCEQ rules, the outstanding principal amount of such bonds issued by the Master District or such other Participant may exceed an amount equal to 1% but not more than 3% of their respective taxable assessed valuation. Before the Master District or such other Participant could issue park bonds payable from taxes, the following actions would be required: (a) approval of the bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas.

Pursuant to the Master District Contract and after the issuance of the Bonds, the Master District will have \$344,745,000 principal amount of Contract Revenue System Bonds, \$238,450,000 principal amount of Contract Revenue Road Bonds and \$158,808,000 principal amount of Contract Revenue Park Bonds remaining authorized but unissued. The Master District Contract (except as described above) and the Bond Resolution impose no limitation on the amount of Contract Revenue Bonds the Master District may issue payable from the Contract Tax. See "INVESTMENT CONSIDERATIONS – Future Debt."

FBMUD 214 and each other Participant may issue unlimited tax bonds for water, wastewater, drainage, road, and park and recreational services, with any required approval of the TCEQ, necessary to provide and maintain improvements and facilities to serve land within their respective boundaries consistent with the purposes for which FBMUD 214 or such other Participant was created. TCEQ approval is not currently required for the Master District or any Participant to issue bonds for the purpose of constructing or acquiring road facilities. See "THE PARTICIPANTS" and "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS."

Financing Park and Recreational Facilities

In addition to the improvements to be made through the issuance of the Contract Revenue Bonds and pursuant to the Master District Contract, the Master District owns or will own, construct, and/or acquire the Master District Park Facilities. The Master District may finance the capital costs of the Master District Park Facilities from payments made by each Participant of its pro rata share of the Master District's then estimated capital costs of the Master District Park Facilities (the "Park Construction Charges"). The Park Construction Charges will be computed from time to time on the basis of the then estimated total capital costs of providing the Master District Park Facilities for the Service Area minus the payments which have been previously received from the Participants as Park Construction Charges, and dividing the result by the number of projected total water and sewer connections to be constructed within the Service Area. The Park Construction Charges may be financed through the issuance of ad valorem tax bonds issued by the individual Participants. The Master District Park Facilities may be financed by the Master District through the issuance of contract revenue bonds, or the Park Construction Charges may be paid by the Participants through the issuance of ad valorem tax bonds issued by the individual Participants.

If Park Construction Charges are received by the Master District, they shall be deposited into the Park Construction Fund and shall be used solely for the purpose of paying the capital costs of the Master District Park Facilities pursuant to the Master District Contract.

FBMUD 214 and each other Participant is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. The Master District has conducted a park election authorizing issuance of park bonds and has approved a park plan; however, no park bonds have been issued to date. See "THE BONDS – Issuance of Additional Debt."

No Arbitrage

The Master 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 Master 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 (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the Master District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the Master District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the Master District are authorized to certify to the facts and circumstances and reasonable expectations of the Master District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the Master 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.

Annexation

Under existing Texas law, since the Master District lies wholly in the extraterritorial jurisdiction of the City, the District must conform to a City consent ordinance. Generally, the Master District may be annexed by the City without the Master District's consent, and the City cannot annex territory in the Master District unless it annexes the entire Master District. However, the City may not annex the Master District unless (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 landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement ("SPA") between the City and the Master District specifying the procedures for full purpose annexation of all or a portion of the Master District. The Master District does not currently have an SPA with the City.

If the Master District is annexed, the City will assume the Master District's assets and obligations (including the Bonds) and dissolve the Master District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the Master District makes no representation that the City will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur. Pursuant to the DA (defined herein), the Master District and the Participants cannot be annexed until 90% of the land has been developed and the Developers is reimbursed 90% of their costs. See "DEVELOPER AGREEMENT" herein.

Consolidation

The Master District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets (such as cash and the Master District System Facilities) and liabilities (such as the Bonds), with the assets and liabilities of districts with which it is consolidating. Although no consolidation is presently contemplated by the Master District, no representation is made concerning the likelihood of consolidation in the future.

Defeasance

The Bond Resolution provides that the Master District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest, and the 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 Texas a sum of money equal to 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 Master 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 non-callable obligations of the United States, (b) non-callable 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 Master 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) non-callable 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 Master 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 Master 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 Master 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 quoted from Section 49.186 of the Texas Water Code, and is applicable to the Master District:

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

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

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the Master 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.

Registered Owners' Remedies

Pursuant to Texas law, the Bond Resolution provides that, in the event the Master District defaults in the payment of principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Resolution into the applicable debt service fund, or defaults in the observance or performance of any of the other covenants, conditions, or obligations set forth in the Bond Resolution, any Registered Owner shall be entitled to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the Master District to make such payments or to observe and perform such covenants, obligations, or conditions. Such right is in addition to other rights the Registered Owners may be provided by the laws of Texas.

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners may seek a writ of mandamus requiring the Participants to levy adequate taxes to make such payments. Except for the remedy of mandamus, the Bond Resolution does not specifically provide for remedies to a Registered Owner in the event of a Master District default, nor does it provide for the appointment of a trustee 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 Master District, such a judgment could not be enforced by direct levy and execution against the property within the Service Area. Further, the Registered Owners cannot themselves foreclose on the property within the Service Area or sell property within the Service Area in order to pay principal of or interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may be further limited by laws and principles relating to sovereign immunity, bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the Participants. For example, a Chapter 9 bankruptcy proceeding by a Participant could delay or eliminate payment of principal or interest to the Registered Owners.

Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used to pay off the BAN and reimburse CCW and M/I Homes for the costs associated with the construction of the Master District System Facilities shown below. In addition, proceeds from the sale of the Bonds will be used to pay developer interest, BAN interest, 12 months of capitalized interest, and certain other costs associated with the issuance of the Bonds, as shown below.

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

<u>CONSTRUCTION COSTS</u>		<u>Total Costs</u>
A. Developer Contribution Items		
None		\$ -
B. District Items		
1. WP 1 Phase 1		\$ 914,959
2. Cross Creek West Section 1 & Off-site Utilities		742,846
3. Cross Creek West Blvd. Extension No. 1		97,348
4. Cross Creek West Detention Channels Phase 2		558,941
5. Cross Creek West Detention Channels Phase 3		197,736
6. Land Costs (Cross Creek West Detention Channels Phases 2 & 3)		2,168,426
7. Engineering & Testing (24.20% of Items 2 - 5)		386,457
8. Storm Water Pollution Prevention (2.40% of Items 2 - 5)		<u>38,253</u>
Total District Items		<u>5,104,966</u>
TOTAL CONSTRUCTION COSTS		<u>\$ 5,104,966</u>
<u>NON-CONSTRUCTION COSTS</u>		
A. Legal Fees		\$ 185,400
B. Fiscal Agent Fees		145,400
C. Interest		
1. Capitalized Interest (12 Months at 5.25%)		381,675
2. Developer Interest		830,672
3. BAN Interest (1 year @ 4.75% on \$3,749,000)		178,078
D. Bond Discount (3.00%)		218,100
E. Bond Issuance Expenses		44,810
F. BAN Issuance Expense		90,454
G. Bond Application Report		65,000
H. Attorney General's Fee (0.10% or \$9,500 max)		7,270
I. TCEQ Bond Issue Fee (0.25%)		<u>18,175</u>
TOTAL NON-CONSTRUCTION COSTS		<u>\$ 2,165,034</u>
TOTAL BOND ISSUE REQUIREMENT		<u>\$ 7,270,000</u>

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. The Master District Engineer has advised the Master District that proceeds of the sale of the Bonds should be sufficient to reimburse CCW and M/I Homes for the costs of the above-described facilities. However, the Master District cannot and does not guarantee the sufficiency of such funds for such purposes.

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THE PARTICIPANTS

Creation, Authority, and Description

All Participants operate as municipal utility districts pursuant to Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and are located within the Service Area. To serve the property within their boundaries, the Participants have the powers to construct, acquire, operate, maintain, and finance water, wastewater, drainage, road, and park and recreational facilities. The Participants were created by orders of the TCEQ. The Participants are empowered to exercise all the powers and functions which will permit accomplishment of the purposes for which they were created.

Authorized Bonds and Debt Service Tax

The Participants have the statutory authority to issue unlimited tax bonds for the purpose of providing internal water distribution, wastewater collection, storm drainage, road, and park and recreational facilities to the land within their boundaries. Such bonds are secured by a direct continuing annual ad valorem tax adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to the Contract Tax. See "THE PARTICIPANTS – Contract Taxes."

FBMUD 214 and each of the other Participants have voted bonds for purposes of providing internal water, wastewater, drainage, road, and park and recreational facilities within their respective boundaries.

See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for a description of the voter authorized bonds, principal amount of bonds issued (if any) and principal amount of bonds outstanding for each Participant (if any).

Operations

Each Participant has or will construct internal water, wastewater, and drainage facilities, and may also construct internal road and park and recreational facilities, within its respective boundaries. Pursuant to the Master District Contract, each Participant is required to purchase potable water from the Master District and sell such water to its customers, and collect domestic wastewater from its customers, which the Master District provides for the treatment and discharge of the wastewater. See "MASTER DISTRICT FACILITIES – Water Supply" and "MASTER DISTRICT FACILITIES – Wastewater Treatment." Each Participant sets its own retail rates for water distribution and wastewater collection services, and is required by the Master District Contract to do so at a level which will produce sufficient revenue to pay operating and maintenance charges of the Master District, to pay other costs of operating and maintaining its own System (herein defined), and, together with tax revenues, to pay its Contract Payments. The Master District does not expect that revenues from Participants' retail charges will ever be sufficient to pay a significant portion of Contract Payments for application to debt service on the Contract Revenue Bonds, including the Bonds.

Contract Taxes

The Master District has the authority to issue Contract Revenue Bonds, including the Bonds. Each Participant's pro rata share of the debt service requirements on the Contract Revenue Bonds shall be determined by dividing each Participant's Gross Certified Assessed Valuation by the total of all Participants' Gross Certified Assessed Valuation, calculated annually. Calculation of Contract Payments, is based upon the Gross Certified Assessed Valuation and does not make allowances for any exemptions granted by the Participant's however, allowances are made for exemptions provided under State law that do not require action by the Participants. See "TAXING PROCEDURES." The Master District Contract obligates each Participant to pay its pro rata share of debt service requirements on the Contract Revenue Bonds from the proceeds of annual Contract Taxes without legal limit as to rate or amount, from revenues derived from the operation of its water distribution and wastewater collection systems, or from any other legally available funds. The Master District does not expect that revenues from the Participants' wastewater collection and water distribution systems will ever be sufficient to pay a significant portion of the Contract Payments for application to debt service on the Contract Revenue Bonds, including the Bonds. The debt service requirement shall include principal, interest, and redemption requirements on the Contract Revenue Bonds, paying agent/registrar fees, and all amounts necessary to establish and maintain funds established under a bond resolution.

Maintenance and Operations Tax

The Participants have the authority to levy and collect an annual ad valorem tax for the operation and maintenance of facilities. A maintenance and operations tax is in addition to taxes which the Participant is authorized to levy for paying principal of and interest on its unlimited tax bonds and the Contract Tax. See "THE PARTICIPANTS – Contract Taxes."

Consolidation

The Master District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets (such as cash and the Master District System Facilities) and liabilities (such as the Bonds), with the assets and liabilities of a district with which it is consolidating. Although no consolidation is presently contemplated by the Master District, no representation is made concerning the likelihood of consolidation in the future.

Management

Each Participant is governed by a board of directors, consisting of five (5) members, which has control and management of all affairs of such Participant. Directors of each Participant are elected by the voters within that Participant to serve four (4)-year staggered terms. All such directors reside or own property within the Participant on whose board they serve. None of the Participants have any employees. Each Participant contracts for all services required to maintain its operations. The TCEQ exercises continuing supervisory jurisdiction over each Participant, and, in addition, operation of each Participant's water, wastewater, and drainage facilities is subject to regulation by other agencies.

Financial Data

See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for financial information for each Participant.

THE MASTER DISTRICT

Management of the Master District

The Master District is governed by the Board, consisting of five (5) directors, who have control over and management supervision of all affairs of the Master District. None of the present members of the Board reside within the Master District; however, they each own parcels of land within the Master District, subject to a note and a deed of trust. The directors serve four (4)-year staggered terms. Elections are held in even numbered years in May. The current members and officers of the Board are listed below:

Name	Title	Term Expires May
John Mahon	President	2028
Jeff Tobin	Vice President	2028
Paul Cornett	Secretary	2030
Kimberly Koehn	Assistant Secretary	2030
Lindsey Upton	Assistant Vice President	2030

Consultants

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

Tax Assessor/Collector: The Master District's tax assessor/collector is Assessments of the Southwest, Inc., Houston, Texas (the "Tax Assessor/Collector"). The Tax Assessor/Collector applies the Master District's tax levy to tax rolls prepared by the Appraisal District and bills and collects such levy.

Bookkeeper: The Master District's bookkeeper is Myrtle Cruz, Inc., Houston, Texas.

Utility System Operator: The Master District's water and sewer system is operated by Si Environmental, LLC, Houston, Texas.

Auditor: As required by the Texas Water Code, the Master District retains an independent auditor to audit the Master District's financial statements annually, which audited financial statements are filed with the TCEQ. The Master District's financial statements for the fiscal year ended September 30, 2025, were audited by McGrath & Co., PLLC, Houston, Texas (the "Auditor") and are attached as "APPENDIX B." The District has authorized McGrath & Co., PLLC, to audit its financial statements for the fiscal year ended September 30, 2026.

Engineer: The consulting engineer for the Master District in connection with the design and construction of the facilities for which the Bonds are being sold to reimburse the Developers is BGE, Inc., Houston, Texas (the "Engineer"). BGE, Inc., Houston, Texas, has also been engaged by the Developers in connection with certain planning and design activities within the Master District.

General and Bond Counsel: The Master District has engaged Allen Boone Humphries Robinson LLP, Houston, Texas, 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 issuance and delivery of the Bonds. Allen Boone Humphries Robinson LLP, Houston, Texas, also serves as general counsel to the Master District on matters other than the issuance of bonds. See "LEGAL MATTERS."

Disclosure Counsel: The Master District has engaged McCall, Parkhurst & Horton L.L.P., Houston, Texas, as disclosure counsel ("Disclosure Counsel") to the Master District in connection with the issuance of the Bonds. The fees to be paid Disclosure Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

Financial Advisor: Cedar Creek Municipal Advisors, LLC, Houston, Texas, is employed as financial advisor (the "Financial Advisor") to the Master District in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information herein.

The Service Area

The Service Area contains approximately 1,386.61 acres, including a total of approximately 291 acres in the Master District. This approximate 1,386.61 acres are comprised of the land within the FBMUD 214, FBMUD 195 and FBMUD 198. The Participants (FBMUD 195, FBMUD 198 and FBMUD 214) have entered into the Master District Contract with the Master District. Pursuant to the Master District Contract, the Master District is obligated to provide the Master District Facilities to serve the land in the Service Area. The Service Area is located in the County, approximately 35 miles from the central business district of Houston. The Service Area lies within the Lamar Consolidated Independent School District and is located entirely within the ETJ of the City.

Status of Development Within the Service Area

Development within the Service Area has occurred within the boundaries of FBMUD 195 and FBMUD 198. Approximately 328.46 acres (1,322 lots) have been developed into the single-family residential subdivision of Cross Creek West, Sections 1-15, within FBMUD 198. Approximately 78.06 acres (298 lots) have been developed into the single-family residential subdivision of Summerview, Sections 1-4 within FBMUD 195. As of August 5, 2026, 1,177 homes were complete (1,124 occupied and 53 unoccupied), 116 homes were under construction, and 327 lots were developed and vacant. There are approximately 13.16 acres of developed commercial property and an elementary school located on approximately 15 acres owned by Lamar Independent School District. The remaining acreage in the Service Area is comprised of approximately 596.78 undeveloped but developable acres, approximately 336.33 undevelopable acres, and approximately 18.82 acres (112 lots) are currently under development as the single-family residential subdivision of Summerview, Section 5 within FBMUD 195.

Homebuilders Active Within the Service Area

Homebuilders active in the Service Area include: Westin Homes; Perry Homes; Highland Homes; Lennar; Newmark; and M/I Homes. Prices of new homes being constructed in the Cross Creek West (defined herein) range from the \$365,000 to \$731,000. Prices of new homes being constructed in the Summerview start selling at \$275,000.

MASTER DISTRICT CONTRACT

Each Participant has executed the Master District Contract and each Participant obtained the approval of the Master District Contract from the voters of the Participant at an election held within its boundaries. The Master District Contract dictates and defines what comprises Master District Facilities, the financing and construction of the Master District Facilities, and the operation and maintenance of the Master District Facilities that serve the Service Area.

The Master District System Facilities are defined, described, and displayed under the Master District Contract to mean the (i) Master District Water System, including the water plant, mains and trunk facilities to serve the Service Area, save and except internal facilities that only serve one municipal utility district in the Service Area; (ii) Master District Sanitary Sewage Collection System, including a permanent wastewater treatment plant, trunk or main sanitary sewer lines, manholes, intercepting sewers, lift stations to serve the Service Area, save and except internal facilities that only serve one municipal utility district in the Service Area; and (iii) Master District Storm Sewer System, including all or any part of the drainage facilities for the collection of storm water such as manholes, drainage trunk lines, detention and retention ponds, outfall drainage channels and ditches, save and except internal facilities that only serve one municipal utility district in the Service Area. The Master District Contract authorizes the Master District to issue Contract Revenue System Bonds to acquire, construct, and maintain the Master District System Facilities in an aggregate amount not to exceed \$373,490,000.

The Master District Road Facilities are defined, described, and displayed under the Master District Contract to mean the major thoroughfares and roadway related facilities in and of such thoroughfares that serve the Service Area. The Master District Contract authorizes the Master District to issue Contract Revenue Road Bonds to acquire, construct and maintain the Master District Road Facilities in an aggregate amount not to exceed \$246,480,000.

The Master District Park Facilities are defined, described, and displayed under the Master District Contract to mean the park, recreational and landscaping facilities to design, acquire, construct, lease, equip, modernize, repair, improve or complete Master District park facilities or any enlargements, expansions, repairs, upgrades or modifications thereto in the Service Area. The Master District Park Facilities also include any regional park fees required by the City of Fulshear under the DA.

The Master District Contract provides two options for the Participants to finance the Master District Park Facilities. First, the Master District may issue Contract Revenue Park Bonds and the aggregate amount of the Contract Revenue Park Bonds may not exceed \$158,808,000. Alternatively, the Master District may levy a Park Construction Charge, as defined under the Master District Contract, and the Participants could issue park bonds and remit the Park Construction Charge to the Master District. The Master District Contract provides that the Master District will compute the Park Construction Charge on the basis of the then estimated total capital costs of providing the Master District Park Facilities for all of the Service Area minus the Park Construction Charges which have previously paid to the Master District (at this time the amount is \$0), and dividing the result by the number of estimated total connections to be constructed within the Service Area minus the number of connections for which Park Construction Charges have been previously paid to the Master District. Upon approval of the Master District Park Facilities by the Commission, the Master District will reimburse the developer for the Master District Park Facilities or use the Park Construction Charge to construct new Master District Park Facilities.

The Master District Facilities will be constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master District fails to meet its obligations under the Master District Contract to provide Master District Facilities, each of the other Participants has the right pursuant to the Master District Contract to design, acquire, construct, or expand such regional facilities needed to provide service to such Participants, and convey such facilities to the Master District in consideration of payment by the Master District of the actual reasonable and necessary capital costs expended by such Participant for such facilities.

By execution of the Master District Contract, each of the Participants has agreed to make the Contract Payments in an amount equal to its annual pro rata share of debt service on the Contract Revenue Bonds, plus all charges and expenses of paying agents and registrars based upon the gross certified assessed valuation of each such Participant as a percentage of the total gross certified assessed valuation of all Participants. Participants are obligated to pay their pro rata share from the proceeds of an annual unlimited ad valorem tax levied for such purpose or from any other lawful source of funds.

Each Participant is obligated severally, but not jointly, to make Contract Payments to the Master District. No Participant is obligated, contingently or otherwise, to make any Contract Payments owned by any other Participant; however, lack of payment, as required by the Master District Contract, by any Participant could result in an increase in the Contract Payment amount paid by each of the other Participants during the time that such Participants' payment is delinquent.

The Master District Contract also requires each Participant to make annual contract payments ("Water/Sewer/Drainage Contract Payment") in an amount equal to its pro rata share of annual debt service on the Master District's outstanding and future contract revenue bonds issued for the purpose of constructing or acquiring Master District System Facilities for the purpose of paying the debt service payments on such bonds ("Contract Revenue System Bonds") plus all charges and expenses of paying agents and registrars and all amounts required to establish and maintain certain funds based upon the gross certified assessed valuation of each such Participant as a percentage of the total gross certified assessed valuation of all Participants. Moreover, the Master District Contract requires each Participant to make annual contract payments for Master District Road Facilities ("Road Contract Payments"). Participants are obligated to pay Water/Sewer/Drainage Contract Payments and Road Contract Payments to the Master District from the proceeds of an annual unlimited ad valorem tax levied for such purpose or from any other lawful source of funds.

Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to make Road Contract Payments. Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to make Water/Sewer/Drainage Contract Payments.

The Master District Contract defines and obligates the Participants to pay a Monthly Charge for each active connection in the Participants to pay for all of the operation and maintenance of the Master District Facilities and to provide for an operation and maintenance reserve in the Master District General Fund equivalent to three months of operation and maintenance expenses for the Master District Facilities. The Master District has leased a temporary wastewater treatment plant and those monthly payments are included in the Monthly Charge. Each Participant's share of operation and maintenance expenses and reserve requirements is calculated and expressed in terms of costs per equivalent single-family residential connection. The Participant's monthly payment for operation and maintenance or Monthly Charges is calculated by multiplying the number of equivalent single-family residential connections reserved to the Participant on the first day of the previous month by the Monthly Charge. The Master District may calculate the Monthly Charge at any time, but has previously established the Monthly Charge while adopting its annual budget. Currently, the Monthly Charge is \$191.

DEVELOPER AGREEMENT

A Development Agreement among the City, CCR West, Inc. and Fulshear FF Texas Holdings, L.P. (collectively, the "CCW Developer") was entered into on July 21, 2021 (the "DA"). The DA applies only to the property owned by the CCW Developer, or approximately 1,253 acres ("DA Property").

The DA contemplated the CCW Developer submitting a petition to the City to request all of the DA Property that is not inside the City's ETJ be included in the City's ETJ. The parties agreed that the number of single-family residential housing units shall not exceed 3,900 and the DA Property may contain a maximum amount of 1,800 multi-family units.

The parties agreed that the lot size will average 6,000 square feet with a minimum of a forty-foot width requirement, provided that no more than thirty-five percent of the single-family units are forty-five feet in width. The CCW Developer is required to pay the City a Utility Inspection Fee, which is one percent of the total cost of construction for water, sewer, drainage and road projects, but not park or recreational projects. The homebuilder agrees to pay to the City a Homebuilder Permit Fee not to exceed \$600 per residential unit.

The CCW Developer agrees to dedicate a minimum of 110 acres of reserve, parkland and open space to the Master District or the homeowner's association. The timing of the dedication will follow the development of the DA Property. Additionally, the City requires the CCW Developer to remit \$450 per dwelling unit toward the City's costs to implement a Regional Park.

The DA has attached a copy of the City Development Ordinance, City Ordinance No. 2020-1331, which are the chapters that apply in the City's ETJ, and specifically details which provisions apply to the DA Property and which do not apply. The City must approve all plats, plans and specifications that conform with the DA and meet the City Development Ordinance, as attached to the DA.

The City agrees not to dissolve or attempt to dissolve in whole or in part any Participant until the Developers have developed, and have been reimbursed for, ninety percent of the developable acreage within the Participant. If the City dissolves a Participant, in connection with all other remedies allowed by law, the City shall assume the full reimbursement of the CCW Developer. Further, the CCW Developer agrees that upon the request of the City, the CCW Developer would encourage the Participant to enter into a Strategic Partnership Agreement between the Participant and the City for a limited purpose annexation and to levy a sales and use tax. To date, the City has not requested this from the CCW Developer.

DESCRIPTION OF THE DEVELOPERS

Role of the Developer

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

Principal Landowners/Developers

CCR West Inc., a Texas Corporation, ("CCW") is the primary developer of land in the Service Area. CCW was created for the purpose of developing land in Cross Creek West. Fulshear FF Texas Holding LP ("Fulshear FF"), is the entity through which development operations are managed and was formed for purposes of acquiring and holding tracts of land within the Service Area. CCW is responsible for constructing the improvements to serve Cross Creek West and delivers finished lots to the homebuilders within Cross Creek West. Fulshear FF and CCW are affiliates of Johnson Development Corp. ("JDC"). JDC is a land developer of residential and commercial properties across the country, and, since its establishment in 1975, has been involved in over 100 projects resulting in the development of over 40,000 acres devoted to multiple-use commercial parks; office buildings; retail centers; championship golf courses; and residential communities. In Texas, JDC is responsible for the development of several master-planned communities, including: Cross Creek Ranch; Harvest Green; Jordan Ranch; Riverstone; Imperial; Fall Creek; Tuscan Lakes; Edgewater; Woodforest; Harmony; Grand Central Park; Willow Sienna; Veranda; Creek Farms; Trinity Falls; and Viridian.

In addition, M/I Homes of Houston, LLC, ("M/I Homes," and collectively with CCW, the "Developers") a Texas limited liability company and a subsidiary of M/I Homes, Inc., the stock of which is publicly traded on the New York Stock Exchange under the ticker symbol "MHO", owns approximately 140 acres within FBMUD 195, which approximately 78.06 acres has been developed into the subdivision Summerview, and approximately 16 acres are currently under development. M/I Homes is also the homebuilder on such lots. For more information, visit www.mihomes.com.

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.

Developer Financing

On October 31, 2025, CCR West 2, Inc. ("CCW 2"), a Texas corporation and affiliate of CCW and JDC, obtained a development loan from Trustmark Bank (the "Loan"). CCW 2 currently owns certain developable acreage within FB 195 that is anticipated to be developed as Cross Creek West, Sections 16 through 19. The Loan is secured by such land owned by CCW 2, has a maximum principal balance of \$26,000,000, and matures on October 31, 2029. The outstanding balance of the Loan as of June 30, 2026, was \$1,869,341 and, according to CCW, CCW 2 is in compliance with all material conditions of the loan.

CROSS CREEK WEST

Description of Project

In 2013, Fulshear FF purchased approximately 1,249 acres within the Service Area with plans to ultimately develop 3,200 total single family residential lots. This area includes three (3) internal municipal utility districts.

According to the CCW Developer, the ultimate land use within Cross Creek West is currently projected to consist of: approximately 3,200 single-family residential lots; and approximately 20 acres used for the development of commercial mixed-use projects. The remaining ultimate land use within Cross Creek West is currently projected to consist of: street rights-of-way; and multiple open spaces, lakes, parks, recreational facilities, and greenbelts.

To date, development within Cross Creek West has occurred primarily within FBMUD 198 and FBMUD 195. As of August 5, 2026, single-family residential development within Cross Creek West, in aggregate, includes approximately 960 completed homes; approximately 81 homes under construction; and approximately 281 vacant and developed lots.

The Master District serves as a provider of regional water, wastewater, drainage, road, and park and recreational facilities to the approximately 1,386.61-acre Service Area, which includes the 1,248.8-acre master-planned community known as Cross Creek West. Cross Creek West is comprised of the Master District, FBMUD 214, FBMUD 198, and a portion of FBMUD 195. A portion of FBMUD 195 (approximately 137.81 acres) is not a part of Cross Creek West, but is located within the Service Area and is served by the Master District.

SUMMerview

M/I Homes owns approximately 138 acres within the Service Area with plans to ultimately develop 410 total single family residential lots. Development within Summerview has occurred entirely within FBMUD 195. As of August 5, 2026, single-family residential development within Summerview includes approximately 217 completed homes; approximately 35 homes under construction; approximately 46 vacant and developed lots, and approximately 112 lots under development.

MASTER DISTRICT FACILITIES

Regulation

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

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

Water Supply

FBMUD 214, in its capacity as the Master District, is responsible for planning and providing major water supply and distribution facilities to the districts within the Service Area. The Participants will finance their respective shares of the water supply facilities by a contract tax paid by the Participants to the Master District. The Participants receive potable water from Water Well No. 1 (1,500 gpm) and Water Well No. 2 (350 gpm) at Water Plant No. 1, which is operated by the Master District.

The wells constructed by the Master District are within the regulatory area of the Fort Bend Subsidence District (the "FBSD"). The FBSD 2003 Regulatory Plan requires a district located in the Regulatory Area to draft or be part of a groundwater reduction plan ("GRP") by 2008. A district must be part of a GRP, which provides for 30% surface water conversion by 2014 and 60% surface water conversion by 2025. In 2005, the Texas Legislature created the North Fort Bend Water Authority (the "Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the northern portion of Fort Bend County and a small portion of Harris County. The Authority has prepared and obtained FBSD approval of its GRP. A portion of the Service Area lies within the boundary of the Authority and thereby complies with the above FBSD regulations, collectively, with the other water users within the Authority. The remaining portion lies in the West Fort Bend Water Authority ("WFBWA"), which hasn't levied a usage fee yet.

The Master District's water supply is capable of serving 1,677 ESFCs, which is adequate to currently serve the Service Area.

Wastewater Treatment

FBMUD 214, in its capacity as Master District, is responsible for planning and providing major wastewater collection and treatment facilities to the districts within its Service Area. The Participants will finance their share of the wastewater treatment facilities by a contract tax paid by the Participants to the Master District. The Participants receive wastewater treatment service from a 0.2 MGD wastewater treatment plant leased from AUC Group, L.P. ("AUC"). Under the Lease Agreement, all capacity in the wastewater treatment plant will be reserved to serve the development within the Service Area. The residents of FBMUD 195 and FBMUD 198 receive wastewater treatment service from a wastewater treatment plant that is leased from AUC. The Master District entered into a lease agreement with AUC for Phase I and is responsible for the monthly lease payments. This lease provides 500,000 gpd capacity (200,000 gpd Phase I and 300,000 gpd Phase II) in wastewater treatment plant. FBMUD 214, in its capacity as a Participant, FBMUD 195 and FBMUD 198 will finance their share of the lease payments via the contract payments to the Master District.

The Master District's wastewater treatment capacity is capable of serving 1,667 ESFCs which is adequate to currently serve the Service Area.

Storm Drainage

The undeveloped land in the Service Area drains naturally into Bessie's Creek. Internal storm-water collection lines will be constructed for drainage system improvements to serve each Participant's development. Each Participant's storm drainage collection system will consist of curb and gutters. This system will serve the entire District's drainage area and will convey flows to several storm water detention basins owned and maintained by the Master District. The detention basins will ultimately drain to Bessie's Creek.

Master District Road Facilities

The Master District, in its capacity as the provider of the Master District Road Facilities, will construct the major arterial, collector, and thoroughfare roads necessary to serve the Service Area.

All roadways are designed and constructed in accordance with the standards, rules, and regulations of the County and the City. The County will accept the Master District Road Facilities for operating and maintenance and is responsible for operation and maintenance thereof. In the event the County were to fail to accept the Master District Road Facilities, the Master District is expected to include the cost of maintenance of same in the Master District's operation and maintenance expenses to be shared by the Participants in accordance with the Master District Contract, and such cost could be significant.

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MASTER DISTRICT DEBT

General

The following tables and calculations relate to the Bonds. The Master District, the Participants, and various other political subdivisions of government which overlap all or a portion of the Master District and the Participants are empowered to incur debt to be raised by taxation against all or a portion of the property within the Master District and the Participants.

Master Direct Debt:

The Outstanding Bonds (as of the Date of Delivery)	\$	29,505,000	
The Bonds		<u>7,270,000</u>	
Total Direct Debt.....	\$	<u>36,775,000</u>	
Estimated Overlapping Debt		<u>116,654,889</u>	(a)
Total Direct and Estimated Overlapping Debt	\$	<u>153,429,889</u>	
Contract Revenue System Debt Service Fund Balance (as of July 9, 2026)	\$	1,626,733	(b)(d)(e)
Contract Revenue Road Debt Service Fund Balance (as of July 9, 2026).....	\$	694,837	(c)(d)(e)

(a) See "MASTER DISTRICT DEBT – Estimated Direct and Overlapping Debt Statement."

(b) Does not include twelve (12) months of capitalized interest on the Bonds with an estimated interest rate of 4.75%. Neither Texas law nor the Bond Resolution requires that the Master District maintain any particular sum in the Contract Revenue System Debt Service Fund. Money deposited into the Contract Revenue System Debt Service Fund can only be used to pay debt service on the Contract Revenue Bonds, such as the Bonds.

(c) Neither Texas law nor the Bond Resolution requires that the Master District maintain any particular sum in the Contract Revenue Road Debt Service Fund. Money deposited into the Contract Revenue Road Debt Service Fund can only be used to pay debt service on the Contract Revenue Contract Revenue Road Bonds.

(d) Funds deposited into the Contract Revenue System Debt Service Fund are not pledged to the Contract Revenue Road Bonds, nor are funds deposited into the Contract Revenue Road Debt Service Fund pledged to the Contract Revenue System Bonds, such as the Bonds.

(e) Each Participant is obligated to pay a pro rata share of debt service on the Contract Revenue Bonds by the dates specified by the Master District. See "THE BONDS – Contract Payments by the Participants, "THE BONDS – Unconditional Obligation to Pay," and "MASTER DISTRICT CONTRACT."

Assessed Valuations of the Participants

Participant	2026 Gross Certified Assessed Valuation (a)	Percent of Total	Estimated Gross Assessed Valuation as of June 1, 2026 (c)	Percent of Total
FBMUD 195	\$ 101,376,617	18.76%	\$ 114,932,415	18.74%
FBMUD 198	429,021,236	79.39%	488,480,512	79.63%
FBMUD 214	<u>10,002,332</u>	<u>1.85%</u>	<u>10,011,867</u>	<u>1.63%</u>
Total	\$ 540,400,185	100.00%	\$ 613,424,794	100.00%

- (a) Represents the gross assessed valuation of all taxable property located within the Participant as of January 1, 2026, as provided by the Appraisal District. The Participant's tax roll is certified by the Appraisal Review Board. See "TAX DATA" and "TAXING PROCEDURES."
- (c) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the value of all taxable property located within the Participant as of June 1, 2026, and includes the gross estimate of values resulting from the construction of taxable improvements from January 1, 2026, through June 1, 2026. No taxes will be levied against this amount. See "TAX DATA" and "TAXING PROCEDURES."

Tax Rates of the Participants

The Participants pay contract payments to the Master District each March 1 and September 1 in equal amounts. The contract payment calculations for each Participant are based on the Participant's Gross Certified Assessed Valuation, as defined in the Master District Contract, and does not make allowance for any exemptions granted by the Participant. See "MASTER DISTRICT CONTRACT."

Participant	2025 Debt Service Tax Rate	2025 Maintenance Tax Rate	2025 Contract Tax Rate (b)	Total 2025 Tax Rate
FBMUD 195	\$ 0.230	\$ 0.785	\$ 0.485	\$ 1.500
FBMUD 198	0.645	0.365	0.490	1.500
FBMUD 214 (a)	0.000	0.000	0.000	0.000

- (a) FBMUD 214 has not levied a tax rate to date, but may levy a tax rate at a future date.
- (b) Until such time as the Master District levies a Contract Tax, Contract Payments will be paid from operating funds advanced by the Developers. See "INVESTMENT CONSIDERATIONS – Dependence on Major Taxpayers and the Developers."

Debt Ratios

	2026 Gross Certified Assessed Valuation of the Participants	Estimated Gross Assessed Valuation of the Participants as of June 1, 2026
Direct Debt (a)	6.81%	6.00%
Total Direct and Estimated Overlapping Debt (a)	28.39%	25.01%

- (a) Includes the Bonds and the Outstanding Bonds.

Estimated Direct and Overlapping Debt Statement

Other governmental entities whose boundaries overlap the Master 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 Master District, the Master 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 Master 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.

Taxing Jurisdiction	Outstanding Debt as of	Estimated Overlapping Debt	
	May 31, 2026	Percent	Amount
Fort Bend County	\$1,152,335,706	0.38%	\$ 4,360,282
Fort Bend County Drainage District	20,585,000	0.38%	78,406
Lamar Consolidated Independent School District	3,555,130,000	1.51%	53,656,201
FBMUD 195	4,100,000	100.00%	4,100,000
FBMUD 198 (a)	54,460,000	100.00%	54,460,000
Total Estimated Overlapping Debt			<u>\$ 116,654,889</u>
The Master District (Total Direct Debt) (b)			<u>\$ 36,775,000</u>
Total Direct and Estimated Overlapping Debt (b)			\$ 153,429,889

(a) FBMUD 198 anticipates issuing \$9,920,000 in unlimited tax bonds and \$8,500,000 in unlimited tax road bonds in September 2026.

(b) Includes the Bonds and the Outstanding Bonds.

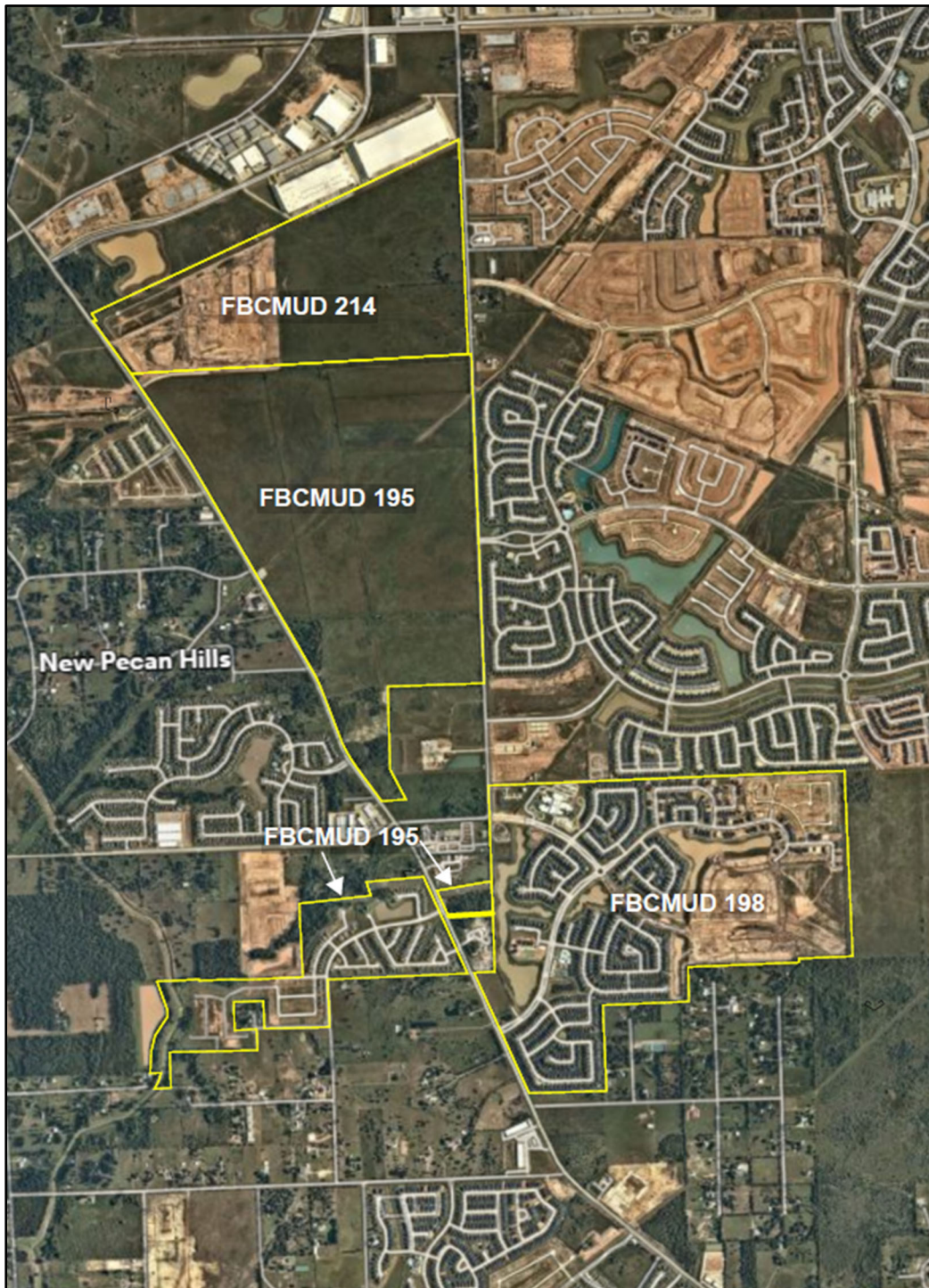
**PHOTOGRAPHS TAKEN WITHIN THE SERVICE AREA
(FBMUD 195 – July 2026)**



**PHOTOGRAPHS TAKEN WITHIN THE SERVICE AREA
(FBMUD 198 – July 2026)**



**AERIAL OF THE SERVICE AREA
(September 2025)**



TAXING PROCEDURES

Authority to Levy Taxes

Each Participant is authorized to levy a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within its boundaries in sufficient amount to pay the principal of and interest on any unlimited tax bonds issued by it, Contract Payments on the Contract Revenue Bonds, including the Bonds, that the Master District may hereafter issue, and to pay the expenses of assessing and collecting such taxes. Voters within each Participant have also authorized the levy of a maintenance and operations tax not to exceed \$1.50 per \$100 valuation for the operation and maintenance of water, wastewater, drainage, and park and recreational facilities and a maintenance and operations tax not to exceed \$0.250 per \$100 valuation for the operation and maintenance of road facilities.

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 Texas. 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 Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Appraisal District has the responsibility of appraising property for all taxing units within the County. Such appraisal values will be subject to review and change by the Fort Bend County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll, as approved by the Appraisal Review Board, will be used by the Participants in establishing their tax rolls and tax rate. See "TAXING PROCEDURES – Valuation of Property for Taxation."

Property Subject to Taxation by the Participants

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, and mobile homes, are subject to taxation by that Participant. 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; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; most individually owned automobiles; and intangible personal property. In addition, each Participant may by its own action exempt residential homesteads of persons 65 years or older and of certain disabled persons, and travel trailers, to the extent deemed advisable by the Board. The Participants may be required to offer such an exemption if a majority of voters approve it at an election. The Participants would be required to call such an election upon petition by 20% of the number of qualified voters who voted in the preceding election. The Participants are authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the Participants obligation to pay tax-supported debt incurred prior to adoption of the exemption by the Participants. Furthermore, the Participants must grant exemptions to disabled veterans, or certain surviving dependents of disabled veterans if requested, but only to the maximum extent of \$5,000 to \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to the exemption for the full amount of the residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran is entitled to an exemption for the full value of the veteran's residence homestead to which the disabled veterans' exemption applied including the surviving spouse of a disabled veteran who would have qualified for such exemption if it had been in effect on the date the disabled veteran died. 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 homesteads in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in Texas to exempt up to 20% of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. To date, none of the Participants have adopted a homestead exemption.

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 Participants do not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2013 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one (1) 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 Participants 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 Participants have taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

The County may designate all or part of the area within the Service Area as a reinvestment zone. Thereafter, the County and the Participants, 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 Participants, for a period of up to 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. As of September 1, 1999, each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. To date, the County has not designated any part of the area within the Service Area as a reinvestment zone.

Valuation of Property for Taxation

Generally, property in the Service Area 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 Participants in establishing their tax rolls and tax rate. Assessments under the Property Tax Code are to be based on 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% 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 (1) 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 Participants can collect taxes based on the new use, including taxes for the previous three (3) years, for open space land and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all property in the Appraisal District at least once every three (3) 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 Participants, however, at their expense, have the right to obtain from the Appraisal District a current estimate of appraised values within that Participant or an estimate of any new property or improvements within that Participant. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the Service Area, it cannot be used for establishing a tax rate within the Service Area 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% physically damaged by a disaster and located within an area declared to be a disaster area by the Governor. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the Participants, adopting its tax rate for the tax year. A taxing unit, such as the Participants, 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.

Participant and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the Participants, 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 Participants and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

The Participants are responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board, after the legally required notice has been given to owners of property within that Participant, based upon: a) the valuation of property within that Participant 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 6% of the amount of the tax for the first calendar month it is delinquent, plus 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 12% regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the Participant and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the Participant and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of 1% for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the Participant, may be rejected by taxing units. The Participant'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 taxes, 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.

Tax Payment Installments After Disaster

Certain qualified taxpayers, including owners of residential homesteads, located within a designated disaster area or emergency area and whose property has been damaged as a direct result of the disaster or emergency, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction, such as the Participants, if the taxpayer pays at least 1/4th of the tax bill imposed on the property by the delinquency date.

Additionally, the Property Tax Code authorizes a taxing jurisdiction, such as the Participants, solely at the jurisdiction's discretion to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

Rollback of Maintenance and Operations Tax Rate

Chapter 49 of the Texas Water Code classifies districts differently based on the current maintenance and operations tax rate or on the percentage of build-out that the Participants has completed. Districts that have adopted a maintenance and operations tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed 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, subject to certain homestead exemptions, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's maintenance and operations tax rate.

Developed Districts

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

Developing Districts

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

The District

The Master District has not yet levied a tax, so it has not yet made a determination of its status as a Special Taxing Unit, Developed District or Developing District. The Participants cannot give any assurances as to what its classification will be at any point in time or whether the Participants' future tax rates will result in a total tax rate that will reclassify the Participants into a new classification and new election calculation.

Participant's Rights in the Event of Tax Delinquencies

Taxes levied by the Participants 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 Texas and each taxing unit, including the Participants, having the power to tax the property. The Participants' 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 Participants 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 Participants 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 Participants 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 six (6) months for commercial property and two (2) years for residential and other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

TAX DATA

Contract Tax

The Master District has the authority to issue Contract Revenue Bonds. Each Participant's pro rata share of the debt service requirements on the Contract Revenue Bonds shall be determined by dividing each Participant's Gross Certified Assessed Valuation by the total of all Participants' Gross Certified Assessed Valuation, calculated annually. Calculation of the Contract

Payments is based upon the Gross Certified Assessed Valuation and does not make allowances for any exemption granted by the Participants; however, allowances are made for exemptions provided under State law that do not require action by the Participants. See "TAXING PROCEDURES." The Master District Contract obligates each Participant to pay its pro rata share of debt service requirements on the Contract Revenue Bonds from the proceeds of annual unlimited Contract Taxes, from revenues derived from the operation of its water distribution and wastewater collection systems, or from any other legally available funds. The debt service requirement shall include principal, interest, and redemption requirements on the Contract Revenue Bonds, paying agent/registrar fees, and all amount necessary to establish and maintain funds established under the applicable bond resolution. Until such time as the Participants levy a Contract Tax, Contract Payments will be paid from operating funds advanced by the Developers.

Debt Service Tax

Each Participant has the statutory authority to issue its unlimited tax bonds for the purpose of providing facilities to serve the land within its boundaries. Such bonds will be paid by a direct continuing annual ad valorem tax, without legal limit as to rate or amount, adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to Contract Taxes. See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for information related to each Participant's historical tax data and authorized but unissued unlimited tax bonds. For the 2026 tax year, FBMUD 214 does not anticipate levying a debt service tax rate.

Maintenance and Operations Tax

The Board of Directors of each Participant has the statutory authority to levy and collect an annual ad valorem tax for maintenance purposes, including, but not limited to, funds for planning, constructing, maintaining, repairing, and operating all necessary land, plants, works facilities, improvements, appliances, and equipment, if such maintenance and operations tax is authorized by a vote of the Participant's electors. Such tax would be in addition to Contract Taxes and taxes levied for paying principal of and interest on any unlimited tax bonds which may be issued by the Participants. For the 2026 tax year, FBMUD 214 does not anticipate levying a maintenance and operations tax rate. See "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS" for the amount of voter authorized maintenance and operations tax for each Participant.

Tax Rate Limitation

Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance and Operations:	\$1.50 per \$100 of assessed valuation.
Contract Taxes:	Unlimited (no legal limit as to rate or amount).
Road Maintenance:	\$0.25 per \$100 of assessed valuation.

Analysis of Tax Base

The following represents the type of property comprising the 2026 tax rolls of each Participant as certified by the Appraisal District.

Type of Property	FBMUD 195 2026 Gross Certified Assessed Valuation	FBMUD 198 2026 Gross Certified Assessed Valuation	FBMUD 214 2026 Gross Certified Assessed Valuation
Land	\$ 54,181,654	\$ 130,937,103	\$ 12,068,605
Improvements	44,279,859	335,410,711	-
Personal Property	-	316,167	-
Exemptions	(2,608,564)	(52,029,117)	(2,364,185)
Uncertified Value	<u>5,523,668</u>	<u>14,386,372</u>	<u>297,912</u>
Total	\$ 101,376,617	\$ 429,021,236	\$ 10,002,332

Principal Taxpayers

The following are the principal taxpayers within the Service Area as shown on each Participant's gross certified appraisal rolls for the 2026 tax year.

Taxpayer	Gross Certified Assessed Taxable Valuation 2026 Tax Roll	Percentage of 2026 Taxable Assessed Valuation
M/I Homes of Houston LLC (a) (b)	\$ 13,875,934	2.57%
Westin Homes & Properties LP (b)	8,470,510	1.57%
CCR West Inc (a)	6,898,850	1.28%
Perry Homes LLC (b)	6,166,162	1.14%
Newmark Homes Houston LLC (b)	4,870,362	0.90%
OHC Lennar Pool I LLC (b)	3,056,420	0.57%
Highland Homes-Houston LLC (b)	2,315,912	0.43%
Homeowner	747,745	0.14%
Homeowner	733,621	0.14%
Homeowner	733,459	0.14%
Total	\$ 47,868,975	8.86%
Percent of Respective Tax Roll		8.86%

(a) See "DESCRIPTION OF THE DEVELOPERS."

(b) See "THE MASTER DISTRICT - Homebuilders Active Within the Service Area."

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of assessed valuation which would be required to meet certain debt service requirements on the Bonds if no growth occurs beyond the 2026 Gross Certified Assessed Valuation of the Participants (\$540,400,185) and the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026 (\$613,424,794). The calculations assume collection of 95% of taxes levied and the sale of the Bonds and the Outstanding Bonds but not the sale of any additional bonds by the Master District.

Estimated Average Annual Debt Service Requirement (2026-2051)	\$ 2,337,876
Contract Tax Rate of \$0.46 on the 2026 Gross Certified Assessed Valuation Produces	\$ 2,361,549
Contract Tax Rate of \$0.41 on the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026, Produces	\$ 2,389,290
Estimated Maximum Annual Debt Service Requirement (2050)	\$ 2,538,225
Contract Tax Rate of \$0.50 on the 2026 Gross Certified Assessed Valuation Produces	\$ 2,566,901
Contract Tax Rate of \$0.44 on the Estimated Gross Assessed Valuation of the Participants as of June 1, 2026, Produces	\$ 2,564,116

Estimated Overlapping Taxes

Property within the Master District is subject to taxation by several taxing authorities in addition to the Participants. 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 a Participant 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 a Participant and of such other jurisdictions, certain taxing jurisdictions are authorized by Texas law to assess, levy, and collect ad valorem taxes for operation, maintenance, administrative, and/or general revenue purposes and the Participants are authorized to levy Contract Taxes. See "MASTER DISTRICT DEBT - Estimated Overlapping Debt Statements."

Set forth below is an estimation of all taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions, or any other charges made by entities other than political subdivisions. The following chart includes the 2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdictions	2025 Tax Rate Per \$100 of Assessed Valuation
The Participants (a)	\$ 1.500000
Fort Bend County	0.412000
Fort Bend County Drainage District	0.010000
Fort Bend County Emergency Service District No. 4	0.096628
Lamar Consolidated Independent School District	<u>1.146900</u>
Total Tax Rate	\$ 3.165528

(a) Represents the highest tax rate for all the Participants.

LEGAL MATTERS

Legal Opinions

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the Master District under the Constitution and laws of the state of Texas payable from Contract Payments, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel to a like effect and to the effect that, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Code (as defined herein), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

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 Bond Proceeds," "THE PARTICIPANTS," "MASTER DISTRICT CONTRACT," "DEVELOPER AGREEMENT," "TAXING PROCEDURES" "LEGAL MATTERS (as it relates to the opinion of Bond Counsel)," "TAX MATTERS," and "CONTINUING DISCLOSURE OF INFORMATION" (except for information under the subheading "Compliance With Prior Undertakings") 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, the provisions of the documents referred to therein and conforms to the provisions of the Bond Resolution approving the Bonds. Bond Counsel has not, however, independently verified any of the factual information contained herein nor has it conducted an investigation of the affairs of the Master 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.

Allen Boone Humphries Robinson LLP, Houston, Texas, also serves as general counsel to the Master District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold, and delivered and, therefore, such fees are contingent 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.

No-Litigation Certificate

The Master District will furnish the Initial Purchaser a certificate, executed by the Board President and the Board Secretary, 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, the organization or boundaries of the Master District, or the title of the officers thereof to their respective offices.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the Master 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 Master District subsequent to the date of sale from that set forth or contemplated herein, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the Bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

Tax Exemption

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

The Code imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the "Service"). The District has covenanted in the Bond Resolution that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code that affect the excludability of interest on the Bonds from gross income for federal income tax purposes and, in addition, will rely on representations by the District and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the District and such parties, which Bond Counsel has not independently verified. If the District fails to comply with the covenants in the Bond Resolution or if the foregoing representations are determined to be inaccurate or incomplete, interest on the Bonds could become includable in gross income from the date of delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Bond Counsel will express no opinion as to the amount or timing of interest on the Bonds or, except as stated above, any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Certain actions may be taken or omitted subject to the terms and conditions set forth in the Bond Resolution upon the advice or with the approving opinion of Bond Counsel. Bond Counsel will express no opinion with respect to Bond Counsel's ability to render an opinion that such actions, if taken or omitted, will not adversely affect the excludability of interest of the Bonds from gross income for federal income tax purposes.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

Not-Qualified Tax-Exempt Obligations

The Bonds will not be designated "qualified tax-exempt obligations" for financial institutions.

Additional Federal Income Tax Considerations

Collateral Tax Consequences

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences, including but not limited to those noted below. Therefore, prospective purchasers of the Bonds should consult their own tax advisors as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

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

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers

otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the “branch profits tax” on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

Prospective purchasers of the Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Bonds, received or accrued during the year.

Tax Accounting Treatment of Original Issue Premium

If the issue price of any maturity of the Bonds exceeds the stated redemption price payable at maturity of such Bonds, such Bonds (the “Premium Bonds”) are considered for federal income tax purposes to have “bond premium” equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

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

Tax Accounting Treatment of Original Issue Discount

If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the “OID Bonds”), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, 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 OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions “TAX MATTERS – Tax Exemption” and “TAX MATTERS – Additional Federal Income Tax Considerations – Collateral Tax Consequences” and “—Tax Legislative Changes” generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

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

The foregoing discussion assumes that (i) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (ii) all of the OID Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm’s-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the inside cover page of this Official Statement. Neither the District nor Bond Counsel has made any investigation or offers any assurance that the OID Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each OID Bond accrues 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 OID 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 (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of OID Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of OID 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 OID Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such OID Bonds.

Tax Legislative Changes

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could 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 recently enacted, proposed, pending or future legislation.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Resolution, the Master District has made the following agreements for the benefit of the holders and beneficial owners of the Bonds. The Master 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 Master District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified material events, to certain information to the Municipal Securities Rulemaking Board ("MSRB"). The MSRB established the Electronic Municipal Market Access ("EMMA") system.

Pursuant to separate resolutions, each Participant, as an obligated person, has agreed annually to furnish the Master District with a copy of its audited financial statements, an update to certain financial information and operating data, and such other information the Master District may require to comply with Rule 15c2-12 ("Rule") of the United States Securities and Exchange Commission ("SEC"). Each Participant also is required to provide the Master District with timely notice of specified events.

Annual Reports

The Master District will provide certain financial information and operating data annually to the MSRB. The financial information and operating data which will be provided with respect to the Master District includes all quantitative financial information and operating data of the general type included in this OFFICIAL STATEMENT under the headings "MASTER DISTRICT DEBT" (except under the subheading "Estimated Direct and Overlapping Debt Statement"), "TAX DATA," "APPENDIX A – Certain Financial Information Regarding the Participants," and "APPENDIX B – Financial Statements of the Participants." The Master District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2026.

The Master District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 ("Rule"). The updated information will include audited financial statements if the Master District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the Master 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 such audited financial statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Resolution, or such other accounting principles as the Master District may be required to employ from time to time pursuant to state law or regulation.

The Master District's current fiscal year end is September 30. Accordingly, it must provide updated information by March 31 in each year, unless the Master District changes its fiscal year. If the Master District changes its fiscal year, it will notify EMMA of the change.

Event Notices

The Master District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of 10 business days after the occurrence of an event. The Master 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 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 Master District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the Master District or other obligated person or the sale of all or substantially all of the assets of the Master District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the Master District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Master District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Master District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligations" when used in this paragraph shall have the meanings ascribed to them under the Rule. 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 Resolution make any provision for debt service reserves or liquidity enhancement. In addition, the Master District will provide timely notice of any failure by the Master District to provide information, data, or financial statements in accordance with its agreement discussed under "CONTINUING DISCLOSURE OF INFORMATION – Annual Reports."

Availability of Information from EMMA

The Master 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 Master District has agreed to update information and to provide notices of material events only as described above. The Master District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results, operations, conditions, or prospects or to update any information that is provided, except as described above. The Master 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 Master 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 registered owners and beneficial owners of the Bonds may seek a writ of mandamus to compel the Master District to comply with its agreement.

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

Compliance With Prior Undertakings

To date, the Master District has complied in all material respects with all its prior continuing disclosure agreements made in accordance with the Rule.

OFFICIAL STATEMENT

General

The information contained herein has been obtained primarily from the Master District's records, the Master District Engineer, the Developers, the Tax Assessor/Collector, 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. All of the summaries of the statutes, resolutions, orders, contracts, audits, and engineering and other related reports set forth herein 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 for further information.

The Master District's financial statements for the fiscal year ended September 30, 2025, were audited by the Auditor and are attached hereto as "APPENDIX B – FINANCIAL STATEMENTS OF THE PARTICIPANTS." The Auditor has consented to the publication of such financial statements herein.

Experts

The information contained in the Official Statement relating to engineering and to the description of Master District Facilities, and, in particular, that engineering information included under "THE MASTER DISTRICT – Status of Development Within the Service Area" and "MASTER DISTRICT FACILITIES," has been provided by the Master District 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 development and the status of development within the Master District generally and, in particular, the information under "THE MASTER DISTRICT – Status of Development Within the Service Area" and "DESCRIPTION OF THE DEVELOPERS – Principal Landowner/Developers," has been provided by the Developers and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein.

The information contained in this Official Statement relating to the Participants' financial statements, in particular the information under "APPENDIX B – FINANCIAL STATEMENTS OF THE PARTICIPANTS," has been provide by the Auditor and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein.

The information contained herein relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations included under "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 tax assessing.

Certification as to Official Statement

The Master 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 Master 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 Master District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the Master 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 this Official Statement, the Master 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 this Official Statement to be materially misleading, and unless the Initial Purchaser elect to terminate its obligation to purchase the Bonds, the Master District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to this Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the Master District to so amend or supplement this Official Statement will terminate when the Master District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notify the Master 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 Master District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the Master 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 Master 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 herein are made subject to all of the provisions of such statutes, documents, and resolutions. These summaries do not purport to be complete statements of such provisions and reference is made to such summarized documents for further information. Reference is made to official documents in all respects.

This Official Statement was approved by the Board of Directors of Fort Bend County Municipal Utility District No. 214 as of the date shown on the cover of this Official Statement.

/s/ _____
President, Board of Directors
Fort Bend County Municipal Utility District No. 214

ATTEST:

/s/ _____
Secretary, Board of Directors
Fort Bend County Municipal Utility District No. 214

APPENDIX A

CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195

Voter Authorized Unlimited Tax Water, Sewer, and Drainage Bonds.....	\$	94,800,000
Voter Authorized Unlimited Tax Water, Sewer, and Drainage Refunding Bonds	\$	28,440,000
Voter Authorized Unlimited Tax Road Bonds	\$	64,500,000
Voter Authorized Unlimited Tax Road Refunding Bonds	\$	19,350,000
Voter Authorized Unlimited Tax Park Bonds.....	\$	70,750,000
Voter Authorized Unlimited Tax Park Refunding Bonds	\$	21,225,000
Total Principal Amount of Unlimited Tax Bonds Issued	\$	4,150,000
Debt Service Tax Limitation (per \$100 of Assessed Valuation)		Unlimited
Maintenance and Operations Tax Limitation (per \$100 of Assessed Valuation).....		\$ 1.500
Maintenance and Operations Tax for Road Facilities Limitation (per \$100 of Assessed Valuation).....		\$ 0.250
Contract Tax Limitation		Unlimited
Gross Outstanding Direct Debt.....	\$	4,150,000
2026 Gross Certified Assessed Valuation	\$	101,376,617
Estimated Gross Assessed Valuation as of June 1, 2026.....	\$	114,932,415
2026 Gross Certified Assessed Valuation as a Percentage of the:		
2026 Gross Certified Assessed Valuation of the Participants.....		18.76 %
Estimated Gross Assessed Valuation of the Participants as of June 1, 2026.....		18.74 %
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (\$2,337,876) (2026-2051):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	438,575
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	438,029
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (\$2,538,225) (2050):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	476,159
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	475,567
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the 2026 Certified Gross Assessed Valuation at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.46
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the Estimated Gross Assessed Valuation as of June 1, 2026, at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.41
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50
<u>Status of Single-Family Development as of August 5, 2026:</u>		
Approximate Total Developed Acreage		78
Single-Family Homes.....		217
Total Developed Lots.....		298

Principal Taxpayers

The following represents the principal taxpayers on FBMUD 195's 2026 tax roll, as certified by the Appraisal District.

Taxpayer	Gross Certified Assessed Valuation 2026 Tax Roll	Percentage of Gross Certified Assessed Valuation
M/I Homes of Houston LLC (a)	\$13,875,934	13.69%
Charles and Melinda Rimer LLC	2,104,074	2.08%
Homeowner	457,030	0.45%
Homeowner	420,489	0.41%
Homeowner	412,399	0.41%
Homeowner	400,129	0.39%
Homeowner	400,129	0.39%
Homeowner	399,347	0.39%
Homeowner	399,347	0.39%
Homeowner	399,248	0.39%
Total	\$19,268,126	19.01%
Percent of Respective Tax Roll		19.01%

(a) See "DESCRIPTION OF THE DEVELOPERS."

Historical Tax Collections

The following represents the historical tax collections for FBMUD 195's 2021-2025 tax years.

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Collections Current Year	Current Year Ended 09/30	Collections 07/31/2026
2021	\$ 1,843,792	1.50	\$ 27,657	100.00%	2022	100.00%
2022	6,541,130	1.50	98,117	100.00%	2023	100.00%
2023	9,259,609	1.50	138,894	97.11%	2024	100.00%
2024	23,376,106	1.50	350,642	98.93%	2025	100.00%
2025	75,663,869	1.50	706,687	97.87%	2026	97.87%

(a) Total tax rate per \$100 of assessed valuation for each respective tax year.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 198

Voter Authorized Unlimited Tax Water, Sewer, and Drainage Bonds (and Refunding)	\$	206,030,500
Voter Authorized Unlimited Tax Road Bonds (and Refunding)	\$	68,445,000
Voter Authorized Unlimited Tax Park Bonds (and Refunding)	\$	30,693,000
Total Principal Amount of Unlimited Tax Bonds Issued	\$	36,865,000
Debt Service Tax Limitation (per \$100 of Assessed Valuation)		Unlimited
Maintenance and Operations Tax Limitation (per \$100 of Assessed Valuation).....		\$ 1.500
Maintenance and Operations Tax for Road Facilities Limitation (per \$100 of Assessed Valuation).....		\$ 0.250
Contract Tax Limitation		Unlimited
Gross Outstanding Direct Debt.....	\$	36,865,000
2026 Gross Certified Assessed Valuation	\$	429,021,236
Estimated Gross Assessed Valuation as of June 1, 2026.....	\$	488,480,512
2026 Gross Certified Assessed Valuation as a Percentage of the:		
2026 Gross Certified Assessed Valuation of the Participants.....		79.39 %
Estimated Gross Assessed Valuation of the Participants as of June 1, 2026.....		79.63 %
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (\$2,337,876) (2026-2051):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	1,856,029
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	1,861,690
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (\$2,538,225) (2050):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	2,015,085
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	2,021,231
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the 2026 Certified Gross Assessed Valuation at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.46
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the Estimated Gross Assessed Valuation as of June 1, 2026, at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.41
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50
<u>Status of Single-Family Development as of August 5, 2026:</u>		
Approximate Total Developed Acreage		328
Single-Family Homes.....		960
Total Developed Lots.....		1,322

Historical Tax Collections

The following represents the historical tax collections for FB MUD 198's 2021-2025 tax years.

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Collections Current Year	Fiscal Year Ending	Collections as of 07/31/2026
2021	\$ 12,474,110	\$ 1.500000	\$ 187,112	100.00%	2022	100.00%
2022	34,183,687	1.500000	512,755	100.00%	2023	100.00%
2023	67,054,752	1.500000	1,005,821	97.02%	2024	100.00%
2024	195,685,112	1.500000	2,935,277	97.43%	2025	99.96%
2025	311,734,972	1.500000	4,676,025	96.78%	2026	96.78%

(a) Total tax rate per \$100 of assessed valuation. See "TAX DATA - Tax Rate Distribution."

Principal Taxpayers

The following represents the principal taxpayers on the District's 2026 tax roll, as certified by the Appraisal District.

Taxpayer	Assessed Taxable Valuation 2026 Tax Roll	Percentage of 2026 Taxable Assessed Valuation
Westin Homes & Properties LP (a)	\$ 8,470,510	1.97%
CCR West Inc (b)	6,851,835	1.60%
Perry Homes LLC (a)	6,166,162	1.44%
Newmark Homes Houston LLC (a)	4,870,362	1.14%
OHC Lennar Pool I LLC (a)	3,056,420	0.71%
Highland Homes-Houston LLC (a)	2,315,912	0.54%
Homeowner	747,745	0.17%
Homeowner	733,621	0.17%
Homeowner	733,459	0.17%
Homeowner	<u>730,267</u>	<u>0.17%</u>
Total	\$ 34,676,293	
Percentage of 2026 Tax Roll		8.08%

(a) See "DEVELOPMENT OF THE DISTRICT - Homebuilders Active within the District."

(b) See "DEVELOPER."

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 214

Voter Authorized Unlimited Tax Water, Sewer, and Drainage Bonds.....	\$	115,330,000
Voter Authorized Unlimited Tax Water, Sewer, and Drainage Refunding Bonds	\$	115,330,000
Voter Authorized Unlimited Tax Road Bonds	\$	51,860,000
Voter Authorized Unlimited Tax Road Refunding Bonds	\$	51,860,000
Voter Authorized Unlimited Tax Park Bonds.....	\$	57,290,000
Voter Authorized Unlimited Tax Park Refunding Bonds	\$	57,290,000
Total Principal Amount of Unlimited Tax Bonds Issued	\$	29,505,000
Debt Service Tax Limitation (per \$100 of Assessed Valuation)		Unlimited
Maintenance and Operations Tax Limitation (per \$100 of Assessed Valuation).....	\$	1.500
Maintenance and Operations Tax for Road Facilities Limitation (per \$100 of Assessed Valuation).....		\$ 0.250
Contract Tax Limitation		Unlimited
Gross Outstanding Direct Debt.....	\$	29,505,000
2026 Gross Certified Assessed Valuation	\$	10,002,332
Estimated Gross Assessed Valuation as of June 1, 2026.....	\$	10,011,867
2026 Gross Certified Assessed Valuation as a Percentage of the:		
2026 Gross Certified Assessed Valuation of the Participants.....		1.85 %
Estimated Gross Assessed Valuation of the Participants as of June 1, 2026.....		1.63 %
Estimated Average Annual Debt Service Requirement on and the Bonds (\$2,337,876) (2026-2051):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	43,272
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	38,157
Estimated Maximum Annual Debt Service Requirement on and the Bonds (\$2,538,225) (2050):		
Pro Rata Share Based on the 2026 Gross Certified Assessed Valuation	\$	46,980
Pro Rata Share Based on the Estimated Gross Valuation as of June 1, 2026	\$	41,427
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the 2026 Certified Gross Assessed Valuation at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.46
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50
Tax Rate Required to Pay Pro Rata Share of the Outstanding Bonds and the Bonds Based Upon the Estimated Gross Assessed Valuation as of June 1, 2026, at 95% Collections:		
Estimated Average Annual Debt Service Requirement	\$	0.41
Estimated Maximum Annual Debt Service Requirement.....	\$	0.50

Principal Taxpayers

The following represents the principal taxpayers on FBMUD 214's 2026 tax roll, as certified by the Appraisal District.

Taxpayer	Gross Certified Assessed Valuation 2026 Tax Roll	Percentage of Gross Certified Assessed Valuation
Enterprise Crude Pipeline LP	\$ 372,390	3.72%
CCR West Inc. (a)	47,015	0.47%
Fulshear FF Texas Holdings LP (a)	22,523	0.23%
Director Lots	1,194	0.01%
Director Lots	1,000	0.01%
Director Lots	1,000	0.01%
Director Lots	1,000	0.01%
Director Lots	597	0.01%
Total	\$ 508,259	4.47%
Percentage of Tax Roll		4.47%

(a) See "DESCRIPTION OF THE DEVELOPERS."

APPENDIX B
FINANCIAL STATEMENTS OF THE PARTICIPANTS

- **2025 Audit for Fort Bend County Municipal Utility District No. 195**
- **2025 Audit for Fort Bend County Municipal Utility District No. 198**
- **2025 Audit for Fort Bend County Municipal Utility District No. 214**

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 195**

FORT BEND COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2025

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McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Fort Bend County Municipal Utility District No. 195
Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 195 (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 195, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

***Board of Directors
Fort Bend County Municipal Utility District No. 195
Fort Bend County, Texas***

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

Supplementary Information

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

McGuire & Co, PC

Houston, Texas
January 9, 2026

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Management's Discussion and Analysis

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***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

Using this Annual Report

This section of the financial report of Fort Bend County Municipal Utility District No. 195 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District's net position at September 30, 2025, was negative \$2,764,354. The District's net position is negative because the District incur debt to construct road facilities which it conveys to Fort Bend County and relies on advances from its developers to fund operating costs. A comparative summary of the District's overall financial position, as of September 30, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 362,113	\$ 137,294
Capital assets	7,725,649	3,051,893
Total assets	<u>8,087,762</u>	<u>3,189,187</u>
Current liabilities	139,699	80,804
Long-term liabilities	10,712,417	3,388,377
Total liabilities	<u>10,852,116</u>	<u>3,469,181</u>
Net position		
Net investment in capital assets	(1,045,744)	(133,484)
Restricted	107,249	
Unrestricted	(1,825,859)	(146,510)
Total net position	<u>\$ (2,764,354)</u>	<u>\$ (279,994)</u>

***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

The total net position of the District decreased during the current fiscal year by \$2,484,360. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2025	2024
Revenues		
Water and sewer service	\$ 139,657	\$ 56,938
Property taxes, penalties and interest	368,260	110,349
Regional water authority fees	115,884	55,556
Tap connection and inspection	176,299	191,905
Other	14,329	6,494
Total revenues	<u>814,429</u>	<u>421,242</u>
Expenses		
Current service operations	504,896	470,397
Debt interest and fees	48,305	
Debt issuance costs	229,744	
Intergovernmental	372,450	
Depreciation	150,305	66,742
Total expenses	<u>1,305,700</u>	<u>537,139</u>
Change in net position before other item	(491,271)	(115,897)
Other item		
Transfers to other governments	<u>(1,993,089)</u>	
Change in net position	(2,484,360)	(115,897)
Net position, beginning of year	<u>(279,994)</u>	<u>(164,097)</u>
Net position, end of year	<u><u>\$ (2,764,354)</u></u>	<u><u>\$ (279,994)</u></u>

Financial Analysis of the District's Funds

The District's combined fund balances, as of September 30, 2025, were \$277,378, which consists of \$66,550 in the General Fund, \$115,455 in the Debt Service Fund and \$95,373 in the Capital Projects Fund.

***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

General Fund

A comparative summary of the General Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	\$ 151,285	\$ 137,294
Total liabilities	\$ 81,493	\$ 80,804
Total deferred inflows	3,242	1,724
Total fund balance	66,550	54,766
Total liabilities, deferred inflows and fund balance	\$ 151,285	\$ 137,294

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

	2025	2024
Total revenues	\$ 809,732	\$ 445,042
Total expenditures	(870,194)	(470,397)
Revenues under expenditures	(60,462)	(25,355)
Other changes in fund balance	72,246	
Net change in fund balance	\$ 11,784	\$ (25,355)

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

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues increased from prior year because assessed values increased from prior year.
- Water, sewer and regional water authority fees revenues are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District's control.
- Tap connection fees fluctuate with homebuilding activity within the District.

***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

Debt Service Fund

The District issued bonded debt during the current fiscal year pursuant to a Bond Resolution adopted by the Board. As required by the Bond Resolution, a Debt Service Fund was established to account for the accumulation of financial resources restricted for debt service purposes. A summary of the financial position of the Debt Service Fund as of September 30, 2025, is as follows:

Total assets	<u><u>\$ 115,455</u></u>
Total fund balance	<u><u>\$ 115,455</u></u>

A summary of activities of the Debt Service Fund for the current fiscal year is as follows:

Total revenues	\$ 2,986
Total expenditures	<u>(40,119)</u>
Revenues under expenditures	(37,133)
Other changes in fund balance	<u>152,588</u>
Net change in fund balance	<u><u>\$ 115,455</u></u>

The District's financial resources in the Debt Service Fund in the current year are from capitalized interest from the sale of bonds.

Capital Projects Fund

A Capital Projects Fund was established to account for the expenditure of proceeds from the issuance of the District's Series 2025 Unlimited Tax Road Bonds. A summary of the financial position of the Capital Projects Fund as of September 30, 2025, is as follows:

Total assets	<u><u>\$ 95,373</u></u>
Total fund balance	<u><u>\$ 95,373</u></u>

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

Total revenues	\$ 193
Total expenditures	<u>(2,107,232)</u>
Revenues under expenditures	(2,107,039)
Other changes in fund balance	<u>2,202,412</u>
Net change in fund balance	<u><u>\$ 95,373</u></u>

The District had significant capital asset activity in the current year which was financed with proceeds from the issuance of its Series 2025 Unlimited Tax Road Bonds.

***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$114,835 less than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

Capital Assets

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

Capital assets held by the District at September 30, 2025 and 2024, are summarized as follows:

	2025	2024
Capital assets not being depreciated		
Land and improvements	\$ 1,167,189	\$ 181,978
Capital assets being depreciated		
Infrastructure	6,842,249	3,003,399
Less accumulated depreciation	(283,789)	(133,484)
Depreciable capital assets, net	6,558,460	2,869,915
Capital assets, net	\$ 7,725,649	\$ 3,051,893

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

- Summerview lift station no. 1
- Summerview Section 4 – utilities
- Summerview detention pond phase 2
- Water meters

Long-Term Debt and Related Liabilities

As of September 30, 2025, the District owes approximately \$8,407,417 to developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 6, the District has an additional commitment in the amount of \$1,450,000 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future

***Fort Bend County Municipal Utility District No. 195
Management's Discussion and Analysis
September 30, 2025***

bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

During the current fiscal year, the District issued \$2,355,000 in unlimited tax road bonds, all of which were outstanding as of the end of the fiscal year. The District did not have any bonded debt as of September 30, 2024.

At September 30, 2025, the District had \$94,800,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$28,440,000 for the refunding of such bonds; \$70,750,000 for parks and recreational facilities and \$21,225,000 for the refunding of such bonds; and \$62,145,000 for road improvements and \$19,350,000 for the refunding of such bonds.

Property Taxes

The District's property tax base increased approximately \$24,023,000 for the 2025 tax year from \$23,631,724 to \$47,654,965. This increase was primarily due to new construction in the District. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.785 per \$100 of assessed value, a road debt service tax rate of \$0.23 per \$100 of assessed value and a contract tax rate of \$0.485, for a total combined tax rate of \$1.50 per \$100 of assessed value. The tax rate for the 2024 tax year was \$1.50, all of which was allocated to maintenance and operations.

Next Year's Budget

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

	<u>2025 Actual</u>	<u>2026 Budget</u>
Total revenues	\$ 809,732	\$ 1,056,672
Total expenditures	<u>(870,194)</u>	<u>(988,560)</u>
Revenues over/(under) expenditures	(60,462)	68,112
Other changes in fund balance	<u>72,246</u>	
Net change in fund balance	11,784	68,112
Beginning fund balance	<u>54,766</u>	<u>66,550</u>
Ending fund balance	<u>\$ 66,550</u>	<u>\$ 134,662</u>

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Basic Financial Statements

Fort Bend County Municipal Utility District No. 195
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 47,350	\$ 115,455	\$ 166,202	\$ 329,007	\$ -	\$ 329,007
Taxes receivable	3,242			3,242		3,242
Customer service receivables	24,548			24,548		24,548
Internal balances	70,829		(70,829)			
Prepaid items	5,316			5,316		5,316
Capital assets not being depreciated					1,167,189	1,167,189
Capital assets, net					6,558,460	6,558,460
Total Assets	<u>\$ 151,285</u>	<u>\$ 115,455</u>	<u>\$ 95,373</u>	<u>\$ 362,113</u>	<u>7,725,649</u>	<u>8,087,762</u>
Liabilities						
Accounts payable	\$ 61,393	\$ -	\$ -	\$ 61,393		61,393
Other payables	1,630			1,630		1,630
Customer deposits	13,400			13,400		13,400
Unearned revenue	5,070			5,070		5,070
Accrued interest payable					8,206	8,206
Due to developer					8,407,417	8,407,417
Long-term debt						
Due within one year					50,000	50,000
Due after one year					2,305,000	2,305,000
Total Liabilities	<u>81,493</u>			<u>81,493</u>	<u>10,770,623</u>	<u>10,852,116</u>
Deferred Inflows of Resources						
Deferred property taxes	<u>3,242</u>			<u>3,242</u>	<u>(3,242)</u>	
Fund Balances/Net Position						
Fund Balances						
Nonspendable	5,316			5,316	(5,316)	
Restricted		115,455	95,373	210,828	(210,828)	
Unassigned	61,234			61,234	(61,234)	
Total Fund Balances	<u>66,550</u>	<u>115,455</u>	<u>95,373</u>	<u>277,378</u>	<u>(277,378)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 151,285</u>	<u>\$ 115,455</u>	<u>\$ 95,373</u>	<u>\$ 362,113</u>		
Net Position						
Net investment in capital assets					(1,045,744)	(1,045,744)
Restricted for debt service					107,249	107,249
Unrestricted					(1,825,859)	(1,825,859)
Total Net Position					<u>\$ (2,764,354)</u>	<u>\$ (2,764,354)</u>

See notes to basic financial statements.

Fort Bend County Municipal Utility District No. 195

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	Statement of Activities
Revenues						
Water service	\$ 61,289	\$ -	\$ -	\$ 61,289	\$ -	\$ 61,289
Sewer service	78,368			78,368		78,368
Property taxes	358,070			358,070	1,518	359,588
Penalties and interest	8,672			8,672		8,672
Regional water authority fees	115,884			115,884		115,884
Tap connection and inspection	176,299			176,299		176,299
Miscellaneous	10,580			10,580		10,580
Investment earnings	570	2,986	193	3,749		3,749
Total Revenues	809,732	2,986	193	812,911	1,518	814,429
Expenditures/Expenses						
Current service operations						
Professional fees	111,753		85,583	197,336		197,336
Contracted services	87,160			87,160		87,160
Repairs and maintenance	62,145			62,145		62,145
Utilities	3,555			3,555		3,555
Regional water authority fees	106,994			106,994		106,994
Administrative	47,641	20	45	47,706		47,706
Capital outlay	78,496		1,791,860	1,870,356	(1,870,356)	
Debt service						
Interest and fees		40,099		40,099	8,206	48,305
Debt issuance costs			229,744	229,744		229,744
Intergovernmental						
Master District connection charge	232,169			232,169		232,169
Renewal and replacement	6,550			6,550		6,550
Contractual obligations	133,731			133,731		133,731
Depreciation					150,305	150,305
Total Expenditures/Expenses	870,194	40,119	2,107,232	3,017,545	(1,711,845)	1,305,700
Revenues Under						
Expenditures/Expenses	(60,462)	(37,133)	(2,107,039)	(2,204,634)	1,713,363	(491,271)
Other Financing Sources						
Proceeds from sale of bonds		152,588	2,202,412	2,355,000	(2,355,000)	
Developer advances	72,246			72,246	(72,246)	
Other Item						
Transfers to other governments					(1,993,089)	(1,993,089)
Net Change in Fund Balances	11,784	115,455	95,373	222,612	(222,612)	
Change in Net Position					(2,484,360)	(2,484,360)
Fund Balance/Net Position						
Beginning of the year	54,766	-	-	54,766	(334,760)	(279,994)
End of the year	\$ 66,550	\$ 115,455	\$ 95,373	\$ 277,378	\$ (3,041,732)	\$ (2,764,354)

See notes to basic financial statements.

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of Fort Bend County Municipal Utility District No. 195 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality, dated October 20, 2008, and operates in accordance with the Texas Water Code, Chapters 49 and 54, as amended. The Board of Directors held its first meeting on September 30, 2014 and the first bonds were issued on April 10, 2025.

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

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

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

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

Measurement Focus and Basis of Accounting

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

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

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

Use of Restricted Resources

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

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

Prepaid Items

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2025, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

Interfund Activity

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

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

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

Depreciable capital assets, which primarily consist of water, wastewater and drainage facilities, are depreciated using the straight-line method over 45 years. The District's detention facilities and drainage channels are considered improvements to land and are non-depreciable.

Deferred Inflows and Outflows of Financial Resources

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

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

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

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

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

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

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

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

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds	\$ 277,378
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 8,009,438	
Less accumulated depreciation	<u>(283,789)</u>	
		7,725,649

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

Accrued interest payable	(8,206)	
Due to developer	(8,407,417)	
Bonds payable	<u>(2,355,000)</u>	
		(10,770,623)

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

3,242

Total net position - governmental activities	<u><u>\$ (2,764,354)</u></u>
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Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

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

Net change in fund balances - total governmental funds	\$ 222,612
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Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the <i>Statement of Activities</i> when earned. The difference is for property taxes.	1,518
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Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:

Capital outlays	\$ 1,870,356	
Transfers to other governments	(1,993,089)	
Depreciation expense	<u>(150,305)</u>	
		(273,038)

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

Issuance of long-term debt	(2,355,000)	
Developer advances	(72,246)	
Interest expense accrual	<u>(8,206)</u>	
		(2,435,452)

Change in net position of governmental activities	<u><u>\$ (2,484,360)</u></u>
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Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

Investments

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

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

Note 4 – Interfund Balances and Transactions

Amounts due to/from other funds at September 30, 2025, consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Capital Projects Fund	\$ 70,829	Bond application fees paid by the General Fund

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

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

Note 5 – Capital Assets

A summary of changes in capital assets, for the year ended September 30, 2025, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 181,978	\$ 985,211	\$ 1,167,189
Capital assets being depreciated			
Infrastructure	3,003,399	3,838,850	6,842,249
Less accumulated depreciation	(133,484)	(150,305)	(283,789)
Subtotal depreciable capital assets, net	2,869,915	3,688,545	6,558,460
Capital assets, net	\$ 3,051,893	\$ 4,673,756	\$ 7,725,649

Depreciation expense for the current fiscal year was \$150,305.

Note 6 – Due to Developers

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

The District's developers have also advanced funds to the District for operating expenses.

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

Due to developer, beginning of year	\$ 3,388,377
Developer reimbursements	(1,791,860)
Developer funded construction and adjustments	6,738,654
Operating advances from developer	72,246
Due to developer, end of year	<u>\$ 8,407,417</u>

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

In addition, the District will owe the developers approximately \$1,450,000, which is included in the schedule of contractual commitments below. The projects in this schedule are in varying stages of completion and, as previously noted, will be reported in the government-wide financial statements upon completion of construction. The exact amount due to the developer is not known until approved by the TCEQ and verified by the District's auditor.

	Contract Amount *
Summerview Section 2 - utilities	\$ 1,450,000

* Rounded to the nearest \$10,000

Note 7 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	\$ 2,355,000
Due within one year	\$ 50,000

The District's bonds payable at September 30, 2025, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2025 Road	\$ 2,355,000	\$ 2,355,000	4.00% - 4.625%	September 1, 2026/2050	March 1, September 1	September 1, 2030

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

At September 30, 2025, the District had authorized but unissued bonds in the amount of \$94,800,000 for water, sanitary sewer and drainage systems within the District and \$28,440,000 for the refunding of such bonds; \$70,750,000 for park and recreational facilities and \$21,225,000 for the refunding of such bonds; and \$62,145,000 for road improvements and \$19,350,000 for the refunding of such bonds.

On April 10, 2025, the District issued its \$2,355,000 Series 2025 Unlimited Tax Road Bonds at a net effective interest rate of 4.619%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District and to pay capitalized interest into the Debt Service Fund.

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

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

Bonds payable, beginning of year	\$ -
Bonds issued	2,355,000
Bonds payable, end of year	<u>\$ 2,355,000</u>

As of September 30, 2025, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2026	\$ 50,000	\$ 101,870	\$ 151,870
2027	55,000	99,870	154,870
2028	55,000	97,670	152,670
2029	60,000	95,470	155,470
2030	60,000	93,070	153,070
2031	65,000	90,670	155,670
2032	65,000	88,070	153,070
2033	70,000	85,470	155,470
2034	75,000	82,670	157,670
2035	75,000	79,670	154,670
2036	80,000	76,595	156,595
2037	85,000	73,315	158,315
2038	90,000	69,745	159,745
2039	95,000	65,965	160,965
2040	100,000	61,975	161,975
2041	105,000	57,675	162,675
2042	105,000	53,160	158,160
2043	110,000	48,540	158,540
2044	120,000	43,700	163,700
2045	125,000	38,300	163,300
2046	130,000	32,675	162,675
2047	135,000	26,825	161,825
2048	140,000	20,581	160,581
2049	150,000	14,106	164,106
2050	155,000	7,169	162,169
	<u>\$ 2,355,000</u>	<u>\$ 1,604,826</u>	<u>\$ 3,959,826</u>

Note 8 – Property Taxes

On November 2, 2021, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a road maintenance limited to \$0.25 per \$100 of assessed value. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

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

Property taxes are collected based on rates adopted in the year of the levy. The District's 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$1.50 per \$100 of assessed value, all of which was allocated to maintenance and operations. The resulting tax levy was \$354,476 on the adjusted taxable value of \$23,631,724.

Property taxes receivable, at September 30, 2025, consisted of the following:

Current year taxes receivable	\$ 2,955
Penalty and interest receivable	287
Property taxes receivable	<u>\$ 3,242</u>

Note 9 – Transfers to Other Governments

Fort Bend County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Fort Bend County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended September 30, 2025, the District recorded transfers to other governments in the amount of \$1,993,089 for road facilities constructed by a developer within the District.

Note 10 – Master District

On January 7, 2022, the District entered into a contract (the "Contract") with Fort Bend County Municipal Utility District No. 214 (the "Master District") whereby the Master District agrees to provide or cause to be provided the regional water supply and distribution facilities and the wastewater collection, treatment and disposal facilities necessary to serve all districts located within the Master District's service area.

The Contract authorizes the establishment of an operating and maintenance reserve by the Master District equivalent to three months' operating and maintenance expenses, as set forth in the Master District's annual budget. Prior to commencement of services, the Master District shall bill the District an amount calculated by multiplying the monthly fee (as defined below) by three in order to provide the initial funding required to establish the reserve. The Master District shall adjust the reserve as needed, not less than annually

Upon commencement of services, the Master District will charge each participating district a monthly fee based on the unit cost per connection multiplied by the number of equivalent single-family connections reserved to the District. As of September 30, 2025, the monthly fee was \$131.34 per equivalent single-family connection. During the current year, the District recognized \$232,169 in expenditures for water supply and wastewater treatment services.

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

Renewal and Replacement

On July 18, 2022, the District entered into an Interlocal Agreement for Renewal and Replacement Fee with the Master District for the purpose of accumulating funds for future renewal and replacement repairs to Master District facilities. The Master District will create and establish a Renewal and Replacement Fund (the "Fund"), which shall be accounted for separately and which moneys in the Fund may only be used for renewal and replacement costs of Master District Facilities, at the Master District's sole discretion. The initial fee will be \$0.25 per 1,000 gallons of water purchased by customers within the District, however in no event will the Master District charge more than \$1.50 per 1,000 gallons without written approval of the District. This fee will continue for forty years from the effective date and will remain until either Party is annexed and dissolved by the City of Fulshear. During the current fiscal year, the District recognized \$6,550 in expenses for renewal and replacement fees.

Master District Debt Service

The Master District is authorized to issue bonds for the purpose of acquiring and constructing facilities needed to provide services to all participating districts. The District shall contribute to the payment of debt service requirements based on its pro rata share of the total certified assessed valuation of all participating districts.

As of September 30, 2025, the Master District has \$26,730,000 contract revenue bonds outstanding. The Master District's debt service requirements on contract revenue bonds outstanding are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 1,286,806	\$ 1,286,806
2027	580,000	1,182,994	1,762,994
2028	610,000	1,144,319	1,754,319
2029	635,000	1,103,858	1,738,858
2030	670,000	1,061,445	1,731,445
2031-2035	3,845,000	4,655,236	8,500,236
2036-2040	4,835,000	3,723,165	8,558,165
2041-2045	6,105,000	2,632,157	8,737,157
2046-2050	7,685,000	1,213,997	8,898,997
2051	1,765,000	37,505	1,802,505
	<u>\$ 26,730,000</u>	<u>\$ 18,041,482</u>	<u>\$ 44,771,482</u>

Note 11 – Regional Water Authority

A portion of the Master District's service area, including the entirety of the District, is located within the boundaries of the West Fort Bend Water Authority ("WFBWA") and a portion of the Master District's service area, not including the District, is located within the boundaries of the North Fort Bend Water Authority ("NFBWA"). Both the WFBWA and the NFBWA were created by the Texas Legislature and are political subdivisions of the State of Texas created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water

Fort Bend County Municipal Utility District No. 195
Notes to Financial Statements
September 30, 2025

in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal.

The Master District's water plant is located within the boundaries of the WFBWA, which has not yet been activated and does not currently assess a fee for groundwater pumped within its boundaries. However, during the current fiscal year, the NFBWA assessed a fee for groundwater pumped from the Master District's water plant and imported into the NFBWA's boundaries.

On March 8, 2024, the District amended its rate order to assess a regional water authority fee of \$5.00 per 1,000 gallons of water. During the fiscal year, the District recognized \$115,884 in revenues for regional water authority fees. The District remits payment to the Master District for pumpage fees collected pursuant to its Rate Order. During the fiscal year, regional water authority fees collected and remitted a total of \$106,994 to the Master District.

Note 12 – Risk Management

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

Note 13 – Economic Dependency

The District is dependent upon its developers for operating advances. The developers continue to own a substantial portion of the taxable property within the District. The developers' willingness to make future operating advances and/or to pay property taxes will directly affect the District's ability to meet its future obligations.

Note 14 – Subsequent Event

On December 16, 2025, the District issued its \$1,795,000 Series 2025 Unlimited Tax Bonds at a net effective rate of 4.774743%. Proceeds from the bonds were used to reimburse the District's developers for operating advances and infrastructure improvements in the District.

Required Supplementary Information

Fort Bend County Municipal Utility District No. 195
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended September 30, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Water service	\$ 57,864	\$ 61,289	\$ 3,425
Sewer service	57,864	78,368	20,504
Property taxes	348,246	358,070	9,824
Penalties and interest		8,672	8,672
Tap connection and inspection	191,520	176,299	(15,221)
Regional water authority fees	115,000	115,884	884
Miscellaneous		10,580	10,580
Investment earnings	5,000	570	(4,430)
Total Revenues	775,494	809,732	34,238
Expenditures			
Current service operations			
Professional fees	165,000	111,753	53,247
Contracted services	57,890	87,160	(29,270)
Repairs and maintenance	48,000	62,145	(14,145)
Utilities	2,500	3,555	(1,055)
Regional water authority fees	115,000	106,994	8,006
Administrative	56,500	47,641	8,859
Capital outlay	70,176	78,496	(8,320)
Intergovernmental			
Master District connection charges	133,809	232,169	(98,360)
Renewal and replacement		6,550	(6,550)
Contractual obligations		133,731	(133,731)
Total Expenditures	648,875	870,194	(221,319)
Revenues Over/(Under) Expenditures	126,619	(60,462)	(187,081)
Other Financing Sources			
Developer advances		72,246	72,246
Net Change in Fund Balance	126,619	11,784	(114,835)
Fund Balance			
Beginning of the year	54,766	54,766	
End of the year	\$ 181,385	\$ 66,550	\$ (114,835)

Fort Bend County Municipal Utility District No. 195
Notes to Required Supplementary Information
September 30, 2025

Budgets and Budgetary Accounting

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

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Texas Supplementary Information

Fort Bend County Municipal Utility District No. 195
TSI-1. Services and Rates
September 30, 2025

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Water:	\$ 26.10	10,000	N	\$ 2.50	10,001 to	20,000
				\$ 3.00	20,001 to	no limit
Wastewater:	\$ 42.84	- 0 -	Y			to
RWA fee:	\$ 5.00	- 0 -	N	\$ 5.00	0 to	no limit

District employs winter averaging for wastewater usage? ☐ Yes ☒ No

Total charges per 10,000 gallons usage:

Water \$ 76.10 Wastewater \$ 42.84

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	184	181	x 1.0	181
1"			x 2.5	
1.5"			x 5.0	
2"	3	3	x 8.0	24
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water	187	184		205
Total Wastewater	184	181	x 1.0	181

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-1. Services and Rates
September 30, 2025

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

* Gallons purchased:	<u>23,515,000</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>23,515,000</u>	(Gallons billed / Gallons pumped)
		<u>100.00%</u>

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

Does the District have Debt Service standby fees? Yes ☐ No ☒

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

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

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

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

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

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

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

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

Entirely ☒ Partly ☐ Not at all ☐

ETJs in which the District is located: City of Fulshear

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

If Yes, by whom? _____

*Purchased from Fort Bend County Municipal Utility District No. 214

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-2. General Fund Expenditures
For the Year Ended September 30, 2025

Professional fees	
Legal	\$ 72,180
Audit	16,000
Engineering	23,573
	<u>111,753</u>
Contracted services	
Bookkeeping	17,575
Operator	31,682
Garbage collection	26,826
Tax assessor/collector	4,200
Central Appraisal District	6,877
	<u>87,160</u>
Repairs and maintenance	<u>62,145</u>
Utilities	<u>3,555</u>
Regional water authority fees	<u>106,994</u>
Administrative	
Directors fees	14,807
Printing and office supplies	10,195
Insurance	7,078
Other	15,561
	<u>47,641</u>
Capital outlay	<u>78,496</u>
Intergovernmental	
Master District connection charges	232,169
Renewal and replacement	6,550
Contractual obligations	133,731
	<u>372,450</u>
Total expenditures	<u><u>\$ 870,194</u></u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-4. Taxes Levied and Receivable
September 30, 2025

	Maintenance Taxes			
Taxes Receivable, Beginning of Year	\$		1,436	
Adjustments to Prior Year Tax Levy			5,111	
Adjusted Receivable			6,547	
2024 Original Tax Levy			354,245	
Adjustments			231	
Adjusted Tax Levy			354,476	
Total to be accounted for			361,023	
Tax collections:				
Current year			351,521	
Prior years			6,547	
Total Collections			358,068	
Taxes Receivable, End of Year	\$		2,955	
Taxes Receivable, By Years				
2024	\$		2,955	
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 45,134,079	\$ 24,742,439	\$ 21,902,520	\$ 21,850,410
Improvements	9,240,544	1,000	87,450	41,300
Personal Property	76,814			
Exemptions	(30,819,713)	(15,483,830)	(15,448,840)	(20,047,918)
Total Property Valuations	\$ 23,631,724	\$ 9,259,609	\$ 6,541,130	\$ 1,843,792
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50
Adjusted Tax Levy:	\$ 354,476	\$ 138,894	\$ 98,117	\$ 27,657
Percentage of Taxes Collected to Taxes Levied **	99.17%	100.00%	100.00%	100.00%

* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on November 2, 2021

Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 2, 2021

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

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-5. Long-Term Debt Service Requirements
Series 2025 Road--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 50,000	\$ 101,870	\$ 151,870
2027	55,000	99,870	154,870
2028	55,000	97,670	152,670
2029	60,000	95,470	155,470
2030	60,000	93,070	153,070
2031	65,000	90,670	155,670
2032	65,000	88,070	153,070
2033	70,000	85,470	155,470
2034	75,000	82,670	157,670
2035	75,000	79,670	154,670
2036	80,000	76,595	156,595
2037	85,000	73,315	158,315
2038	90,000	69,745	159,745
2039	95,000	65,965	160,965
2040	100,000	61,975	161,975
2041	105,000	57,675	162,675
2042	105,000	53,160	158,160
2043	110,000	48,540	158,540
2044	120,000	43,700	163,700
2045	125,000	38,300	163,300
2046	130,000	32,675	162,675
2047	135,000	26,825	161,825
2048	140,000	20,581	160,581
2049	150,000	14,106	164,106
2050	155,000	7,169	162,169
	<u>\$ 2,355,000</u>	<u>\$ 1,604,826</u>	<u>\$ 3,959,826</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-6. Change in Long-Term Bonded Debt
September 30, 2025

	Bond Issue Series 2025 Road
Interest rate	4.00% - 4.625%
Dates interest payable	3/1 ; 9/1
Maturity dates	9/1/26 - 9/1/50
Beginning bonds outstanding	\$ -
Bonds issued	<u>2,355,000</u>
Ending bonds outstanding	<u><u>\$ 2,355,000</u></u>
Interest paid during fiscal year	<u><u>\$ 39,899</u></u>

Paying agent's name and city
Series 2025

BOKF, NA, Dallas, Texas

	Water, Sewer and Drainage Bonds	Park Bonds	Road Bonds
Bond Authority:			
Amount Authorized by Voters	\$ 94,800,000	\$ 70,750,000	\$ 64,500,000
Amount Issued			(2,355,000)
Remaining To Be Issued	<u><u>\$ 94,800,000</u></u>	<u><u>\$ 70,750,000</u></u>	<u><u>\$ 62,145,000</u></u>
	Water, Sewer and Drainage Refunding Bonds	Park Refunding Bonds	Road Refunding Bonds
Bond Authority:			
Amount Authorized by Voters	\$ 28,440,000	\$ 21,225,000	\$ 19,350,000
Amount Issued			
Remaining To Be Issued	<u><u>\$ 28,440,000</u></u>	<u><u>\$ 21,225,000</u></u>	<u><u>\$ 19,350,000</u></u>

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

Debt Service Fund cash and investments balance as of September 30, 2025:	<u>\$ 115,455</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:	<u>\$ 158,393</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 195
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021***
Revenues					
Water service	\$ 61,289	\$ 24,788	\$ 5,766	\$ -	\$ -
Sewer service	78,368	32,150	4,391		
Property taxes	358,070	131,741	97,257	7,716	
Penalties and interest	8,672	2,408	2,191	672	
Regional water authority fees	115,884	55,556	21,004	26	
Tap connection and inspection	176,299	191,905	134,842		
Miscellaneous	10,580	6,245	16,170		
Investment earnings	570	249	149		
Total Revenues	809,732	445,042	281,770	8,414	
Expenditures					
Current service operations					
Professional fees	111,753	96,762	83,811	72,719	46,606
Contracted services	87,160	87,508	59,249	13,850	2,800
Repairs and maintenance	62,145	46,382	3,589		
Utilities	3,555				
Regional water authority fees**	106,994	56,681			
Administrative	47,641	32,139	24,286	19,177	5,787
Other		5,500		2,164	134
Capital outlay	78,496				
Intergovernmental					
Master District connection charges**	232,169	145,425	65,141	8,250	5,500
Renewal and replacement	6,550				
Contractual obligations	133,731				
Total Expenditures	870,194	470,397	236,076	116,160	60,827
Revenues Over/(Under)					
Expenditures	(60,462)	(25,355)	45,694	(107,746)	(60,827)
Other Financing Sources					
Developer advances	72,246		40,000	125,500	37,500
Net Change in Fund Balance	11,784	(25,355)	85,694	17,754	(23,327)
Fund Balance, Beginning of the year	54,766	80,121	(5,573)	(23,327)	-
End of the year	\$ 66,550	\$ 54,766	\$ 80,121	\$ (5,573)	\$ (23,327)
Total Active Retail Water Connections	184	122	49	N/A	N/A
Total Active Retail Wastewater Connections	181	120	48	N/A	N/A

*Percentage is negligible

**Expenditures previously reported as Purchased services in FYEs 2021 - 2024

***Unaudited

See accompanying auditor's report.

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021***
8%	6%	2%		
10%	7%	2%		
44%	30%	35%	92%	
1%	1%	1%	8%	
14%	12%	7%	*	
22%	43%	47%		
1%	1%	6%		
*	*	*		
100%	100%	100%	100%	-%
14%	22%	30%	864%	-
11%	20%	21%	165%	-
8%	10%	1%		
*				
13%	13%			
6%	7%	9%	228%	-
	1%		26%	-
10%				-
29%	33%	23%	98%	-
1%				-
1%				-
93%	106%	84%	1381%	-%
7%	(6%)	16%	(1281%)	-%

Fort Bend County Municipal Utility District No. 195

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

For the Current Fiscal Year

	Amounts	Percent of Fund Total Revenues
	2025	2025
Revenues		
Investment earnings	\$ 2,986	100%
Expenditures		
Tax collection services	20	1%
Debt service		
Interest and fees	40,099	1343%
Total Expenditures	40,119	1344%
Revenues Under Expenditures	(37,133)	(1244%)
Other Financing Sources		
Proceeds from sale of bonds	152,588	
Net Change in Fund Balance	115,455	
Fund Balance, Beginning of the year	-	
End of the year	\$ 115,455	

See accompanying auditor's report.

***Fort Bend County Municipal Utility District No. 195
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2025***

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027
District Business Telephone Number: (713) 860-6400
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): May 17, 2024
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Carlos Quintero	05/24 - 05/28	\$ 5,083	\$ 1,616	President
Amanda Carriage	05/24 - 05/28	1,989	544	Vice President
Lori Curtis	05/24 - 05/28	3,315	633	Secretary
Noe Escobar	05/22 - 05/26	1,989	504	Assistant Vice President
Cindy Keefe	05/22 - 05/26	2,431	639	Assistant Secretary
Consultants				
Allen Boone Humphries Robinson LLP	2014	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 73,351		
<i>Bond counsel</i>		73,008		
Si Environmental, LLC	2021	203,943		Operator
Myrtle Cruz, Inc.	2021	23,665		Bookkeeper
Assessments of the Southwest, Inc.	2021	4,200		Tax Collector
Fort Bend Central Appraisal District	Legislation	6,877		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	2022	2,071		Delinquent Tax Attorney
BGE, Inc.	2020	111,999		Engineer
McGrath & Co., PLLC	2022	23,750		Auditor
R.W. Baird & Co., Inc.	2021	49,697		Financial Advisor

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

See accompanying auditor's report.

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 198**

FORT BEND COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2025

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McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Fort Bend County Municipal Utility District No. 198
Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 198 (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 198, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

***Board of Directors
Fort Bend County Municipal Utility District No. 198
Fort Bend County, Texas***

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

Supplementary Information

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



Houston, Texas
January 8, 2026

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Management's Discussion and Analysis

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***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

Using this Annual Report

This section of the financial report of Fort Bend County Municipal Utility District No. 198 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District's net position at September 30, 2025, was negative \$16,271,593. The District's net position is negative because the District incurs debt to construct roads which it conveys to Fort Bend County. A comparative summary of the District's overall financial position, as of September 30, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 4,322,209	\$ 2,734,575
Capital assets	21,761,909	14,239,023
Total assets	<u>26,084,118</u>	<u>16,973,598</u>
Current liabilities	1,089,648	6,790,707
Long-term liabilities	41,266,063	20,939,083
Total liabilities	<u>42,355,711</u>	<u>27,729,790</u>
Net position		
Net investment in capital assets	(4,592,152)	(2,919,852)
Restricted	1,097,187	729,490
Unrestricted	(12,776,628)	(8,565,830)
Total net position	<u>\$ (16,271,593)</u>	<u>\$ (10,756,192)</u>

Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025

The total net position of the District decreased during the current fiscal year by \$5,515,401. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2025	2024
Revenues		
Property taxes, penalties and interest	\$ 2,998,127	\$ 1,041,365
Water and sewer service	644,129	425,654
Regional water authority fees	617,352	317,121
Tap connection and inspection	1,075,470	750,494
Other	147,544	215,090
Total revenues	<u>5,482,622</u>	<u>2,749,724</u>
Expenses		
Current service operations	1,289,764	666,867
Debt interest and fees	1,043,663	377,226
Developer interest	745,870	1,015,723
Debt issuance costs	873,648	1,308,628
Intergovernmental	1,661,347	1,359,255
Depreciation	560,056	374,127
Total expenses	<u>6,174,348</u>	<u>5,101,826</u>
Change in net position before other items	(691,726)	(2,352,102)
Other items		
Change in estimate of due to developer	(61,569)	
Transfers to other governments	<u>(4,762,106)</u>	<u>(3,216,832)</u>
Change in net position	(5,515,401)	(5,568,934)
Net position, beginning of year	<u>(10,756,192)</u>	<u>(5,187,258)</u>
Net position, end of year	<u>\$ (16,271,593)</u>	<u>\$ (10,756,192)</u>

Financial Analysis of the District's Funds

The District's combined fund balances, as of September 30, 2025, were \$3,858,619, which consists of \$2,229,717 in the General Fund, \$1,174,331 in the Debt Service Fund and \$454,571 in the Capital Projects Fund.

***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

General Fund

A comparative summary of the General Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 2,675,558</u>	<u>\$ 1,511,763</u>
Total liabilities	\$ 434,755	\$ 479,121
Total deferred inflows	11,086	5,777
Total fund balance	<u>2,229,717</u>	<u>1,026,865</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,675,558</u>	<u>\$ 1,511,763</u>

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

	2025	2024
Total revenues	\$ 3,938,195	\$ 2,740,944
Total expenditures	<u>(2,735,343)</u>	<u>(2,172,921)</u>
Revenues over expenditures	1,202,852	568,023
Other changes in fund balance		9,880
Net change in fund balance	<u>\$ 1,202,852</u>	<u>\$ 577,903</u>

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

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

***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

Debt Service Fund

A comparative summary of the Debt Service Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 1,191,851</u>	<u>\$ 791,076</u>
Total liabilities	\$ 2,521	\$ -
Total deferred inflows	14,999	
Total fund balance	<u>1,174,331</u>	<u>791,076</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,191,851</u>	<u>\$ 791,076</u>

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

	2025	2024
Total revenues	\$ 1,522,353	\$ 19,754
Total expenditures	<u>(1,386,636)</u>	<u>(201,841)</u>
Revenues over/(under) expenditures	135,717	(182,087)
Other changes in fund balance	<u>247,538</u>	<u>973,163</u>
Net change in fund balance	<u>\$ 383,255</u>	<u>\$ 791,076</u>

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

Capital Projects Fund

A comparative summary of the Capital Projects Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 454,800</u>	<u>\$ 431,736</u>
Total liabilities	\$ 229	\$ -
Total fund balance	<u>454,571</u>	<u>431,736</u>
Total liabilities and fund balance	<u>\$ 454,800</u>	<u>\$ 431,736</u>

***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

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

	2025	2024
Total revenues	\$ 1,764	\$ 1,424
Total expenditures	(4,423,891)	(15,749,330)
Revenues under expenditures	(4,422,127)	(15,747,906)
Other changes in fund balance	4,444,962	16,166,715
Net change in fund balance	\$ 22,835	\$ 418,809

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2025 Unlimited Tax Bonds in the current fiscal year and issuance of its Series 2024 Unlimited Tax Bonds, Series 2024A Unlimited Tax Road Bonds, and Series 2024 Bond Anticipation Note in the prior year.

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$68,028 greater than budgeted. The *Budgetary Comparison Schedule* on page 38 of this report provides variance information per financial statement line item.

Capital Assets

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

***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

Capital assets held by the District at September 30, 2025 and 2024, are summarized as follows:

	2025	2024
Capital assets not being depreciated		
Land and improvements	\$ 442,469	\$ 4,707
Capital assets being depreciated		
Infrastructure	21,511,746	14,946,572
Landscape improvements	1,080,006	
	<u>22,591,752</u>	<u>14,946,572</u>
Less accumulated depreciation		
Infrastructure	(1,218,312)	(712,256)
Landscape improvements	(54,000)	
	<u>(1,272,312)</u>	<u>(712,256)</u>
Depreciable capital assets, net	<u>21,319,440</u>	<u>14,234,316</u>
Capital assets, net	<u>\$ 21,761,909</u>	<u>\$ 14,239,023</u>

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

- Cross Creek West, Sections 8, 10 and 11 – utilities
- Cross Creek West Recreational Center Phase 2 – landscape improvements
- Water meters

Additionally, Fort Bend County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended September 30, 2025, capital assets in the amount of \$4,762,106 have been recorded as transfers to other governments in the government-wide statements.

Long-Term Debt and Related Liabilities

As of September 30, 2025, the District owes approximately \$16,286,063 to the developer for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$11,060,000 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

***Fort Bend County Municipal Utility District No. 198
Management's Discussion and Analysis
September 30, 2025***

At September 30, 2025 and 2024, the District had total bonded debt outstanding as shown below:

Series	2025	2024
2024	\$ 7,070,000	\$ 7,070,000
2024A Road	7,490,000	7,490,000
2025	10,980,000	
	<u>\$ 25,540,000</u>	<u>\$ 14,560,000</u>

During the current fiscal year, the District issued \$10,980,000 in unlimited tax bonds. At September 30, 2025, the District had \$187,980,500 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$30,693,000 for parks and recreational facilities and the refunding of such bonds; and \$60,955,000 for road improvements and the refunding of such bonds.

Property Taxes

The District's property tax base increased approximately \$103,332,000 for the 2025 tax year from \$195,726,894 to \$299,058,689. This increase was primarily due to new construction in the District and increased property values. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.365 per \$100 of assessed value; a water, sewer, and drainage debt service tax rate of \$0.43 per \$100 of assessed value; a road debt service tax of \$0.215, and a contract tax rate of \$0.49 for a total combined tax rate of \$1.50 per \$100 of assessed value. Tax rates for the 2024 tax year were \$0.765 per \$100 for maintenance and operations; \$0.23 per \$100 for a water, sewer, and drainage debt service; \$0.24 per \$100 for road debt service, and \$0.265 per \$100 for contract tax, for a combined total of \$1.50 per \$100 of assessed value.

Next Year's Budget

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

	2025 Actual	2026 Budget
Total revenues	\$ 3,938,195	\$ 3,027,953
Total expenditures	(2,735,343)	(2,757,018)
Revenues over expenditures	1,202,852	270,935
Beginning fund balance	1,026,865	2,229,717
Ending fund balance	<u>\$ 2,229,717</u>	<u>\$ 2,500,652</u>

Basic Financial Statements

Fort Bend County Municipal Utility District No. 198
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Cash	\$ 208,789	\$ 59,848	\$ 454,800	\$ 723,437
Investments	2,275,343	1,119,163		3,394,506
Taxes receivable	11,086	14,999		26,085
Customer service receivables	169,369			169,369
Internal balances	2,159	(2,159)		
Prepaid items	4,712			4,712
Other receivables	4,100			4,100
Capital assets not being depreciated				
Capital assets, net				
Total Assets	<u>\$ 2,675,558</u>	<u>\$ 1,191,851</u>	<u>\$ 454,800</u>	<u>\$ 4,322,209</u>
Liabilities				
Accounts payable	\$ 271,845	\$ -	\$ 229	\$ 272,074
Other payables	2,672	2,521		5,193
Customer deposits	82,400			82,400
Unearned revenue	77,838			77,838
Accrued interest payable				
Due to developer				
Long-term debt				
Due within one year				
Due after one year				
Total Liabilities	<u>434,755</u>	<u>2,521</u>	<u>229</u>	<u>437,505</u>
Deferred Inflows of Resources				
Deferred property taxes	<u>11,086</u>	<u>14,999</u>		<u>26,085</u>
Fund Balances/Net Position				
Fund Balances				
Nonspendable	4,712			4,712
Restricted		1,174,331	454,571	1,628,902
Unassigned	2,225,005			2,225,005
Total Fund Balances	<u>2,229,717</u>	<u>1,174,331</u>	<u>454,571</u>	<u>3,858,619</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 2,675,558</u>	<u>\$ 1,191,851</u>	<u>\$ 454,800</u>	<u>\$ 4,322,209</u>
Net Position				
Net investment in capital assets				
Restricted for debt service				
Unrestricted				
Total Net Position				

See notes to basic financial statements.

Adjustments	Statement of Net Position
\$ -	\$ 723,437
	3,394,506
	26,085
	169,369
	4,712
	4,100
442,469	442,469
21,319,440	21,319,440
<u>21,761,909</u>	<u>26,084,118</u>
	272,074
	5,193
	82,400
	77,838
92,143	92,143
16,286,063	16,286,063
560,000	560,000
24,980,000	24,980,000
<u>41,918,206</u>	<u>42,355,711</u>
<u>(26,085)</u>	
(4,712)	
(1,628,902)	
<u>(2,225,005)</u>	
<u>(3,858,619)</u>	
(4,592,152)	(4,592,152)
1,097,187	1,097,187
(12,776,628)	(12,776,628)
<u>\$ (16,271,593)</u>	<u>\$ (16,271,593)</u>

Fort Bend County Municipal Utility District No. 198
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
Revenues				
Water service	\$ 284,493	\$ -	\$ -	\$ 284,493
Sewer service	359,636			359,636
Property taxes	1,494,412	1,433,458		2,927,870
Penalties and interest	25,820	24,127		49,947
Regional water authority fees	617,352			617,352
Tap connection and inspection	1,075,470			1,075,470
Miscellaneous	10,329			10,329
Investment earnings	70,683	64,768	1,764	137,215
Total Revenues	3,938,195	1,522,353	1,764	5,462,312
Expenditures/Expenses				
Current service operations				
Professional fees	117,093		51,385	168,478
Contracted services	291,647	41,409		333,056
Repairs and maintenance	184,975			184,975
Utilities	3,050			3,050
Regional water authority fees	523,507			523,507
Administrative	64,024	4,747		68,771
Other	7,767		160	7,927
Capital outlay	385,610		2,576,527	2,962,137
Debt service				
Interest and fees		836,803	176,301	1,013,104
Developer interest			745,870	745,870
Debt issuance costs			873,648	873,648
Intergovernmental				
Master District connection charges	1,123,990			1,123,990
Renewal and replacement	33,680			33,680
Contractual obligations		503,677		503,677
Depreciation				
Total Expenditures/Expenses	2,735,343	1,386,636	4,423,891	8,545,870
Revenues Over/(Under) Expenditures/Expenses	1,202,852	135,717	(4,422,127)	(3,083,558)
Other Financing Sources/(Uses)				
Proceeds from sale of bonds		247,538	10,732,462	10,980,000
Repayment of bond anticipation note			(6,250,000)	(6,250,000)
Repayment of operating advances			(37,500)	(37,500)
Other Items				
Change in estimate of due to developer				
Transfers to other governments				
Net Change in Fund Balances	1,202,852	383,255	22,835	1,608,942
Change in Net Position				
Fund Balance/Net Position				
Beginning of the year, as reported	1,026,865	791,076	431,736	2,249,677
End of the year	\$ 2,229,717	\$ 1,174,331	\$ 454,571	\$ 3,858,619

See notes to basic financial statements.

Adjustments	Statement of Activities
\$ -	\$ 284,493
	359,636
16,924	2,944,794
3,386	53,333
	617,352
	1,075,470
	10,329
	137,215
<u>20,310</u>	<u>5,482,622</u>
	168,478
	333,056
	184,975
	3,050
	523,507
	68,771
	7,927
(2,962,137)	
30,559	1,043,663
	745,870
	873,648
	1,123,990
	33,680
	503,677
<u>560,056</u>	<u>560,056</u>
<u>(2,371,522)</u>	<u>6,174,348</u>
2,391,832	(691,726)
(10,980,000)	
6,250,000	
37,500	
(61,569)	(61,569)
<u>(4,762,106)</u>	<u>(4,762,106)</u>
(1,608,942)	
(5,515,401)	(5,515,401)
<u>(13,005,869)</u>	<u>(10,756,192)</u>
<u>\$ (20,130,212)</u>	<u>\$ (16,271,593)</u>

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Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Fort Bend County Municipal Utility District No. 198 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality, dated January 28, 2009, and operates in accordance with the Texas Water Code, Chapters 49 and 54, as amended. The Board of Directors held its first meeting on October 30, 2014 and the first bonds were issued on May 9, 2024.

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

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

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

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

Measurement Focus and Basis of Accounting

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

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

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

Use of Restricted Resources

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

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Prepaid Items

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2025, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

Interfund Activity

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

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

Depreciable capital assets, which primarily consist of water, wastewater and drainage facilities, are depreciated using the straight-line method over an estimated useful life of 10 to 45 years.

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	10-45 years
Landscape improvements	20 years

Deferred Inflows and Outflows of Financial Resources

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

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

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

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

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

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

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

Unassigned - all other spendable amounts in the General Fund.

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

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

Use of Estimates

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

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds	\$ 3,858,619
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 23,034,221	
Less accumulated depreciation	<u>(1,272,312)</u>	
		21,761,909

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

Accrued interest payable	(92,143)	
Due to developer	(16,286,063)	
Bonds payable	<u>(25,540,000)</u>	
		(41,918,206)

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

26,085

Total net position - governmental activities	<u><u>\$ (16,271,593)</u></u>
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Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

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

Net change in fund balances - total governmental funds	\$ 1,608,942
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Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the <i>Statement of Activities</i> when earned. The difference is for property taxes and related penalties and interest.	20,310
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Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:

Capital outlays	\$ 2,962,137	
Depreciation expense	(560,056)	
Transfers to other governments	<u>(4,762,106)</u>	(2,360,025)

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

Issuance of long-term debt	(10,980,000)	
Change in estimate of due to developer	(61,569)	
Repayment of bond anticipation note	6,250,000	
Repayment of developer advances	37,500	
Interest expense accrual	<u>(30,559)</u>	(4,784,628)

Change in net position of governmental activities	<u><u>\$ (5,515,401)</u></u>
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Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

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

Investments

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

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

As of September 30, 2025, the District's investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexSTAR	General	\$ 2,275,343		
	Debt Service	1,119,163		
Total		<u>\$ 3,394,506</u>	AAAm	50 days

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

TexSTAR

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

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

Investment Credit and Interest Rate Risk

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

Note 4 – Interfund Balances and Transactions

Amounts due to/from other funds at September 30, 2025, consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 2,159	Maintenance tax collections not remitted as of year end

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

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Note 5 – Capital Assets

A summary of changes in capital assets, for the year ended September 30, 2025, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 4,707	\$ 437,762	\$ 442,469
Capital assets being depreciated			
Infrastructure	14,946,572	6,565,174	21,511,746
Landscape improvements		1,080,006	1,080,006
	<u>14,946,572</u>	<u>7,645,180</u>	<u>22,591,752</u>
Less accumulated depreciation			
Infrastructure	(712,256)	(506,056)	(1,218,312)
Landscape improvements		(54,000)	(54,000)
	<u>(712,256)</u>	<u>(560,056)</u>	<u>(1,272,312)</u>
Subtotal depreciable capital assets, net	<u>14,234,316</u>	<u>7,085,124</u>	<u>21,319,440</u>
Capital assets, net	<u>\$ 14,239,023</u>	<u>\$ 7,522,886</u>	<u>\$ 21,761,909</u>

Depreciation expense for the current fiscal year was \$560,056.

Note 6 – Bond Anticipation Note

The District uses a bond anticipation note (“BAN”) to provide short-term financing for reimbursements to its developers. Despite its short-term nature, a BAN is not recorded as a fund liability, since it will not be repaid from current financial resources and will be repaid through the issuance of long-term debt or another BAN. It is, however, recorded as a liability at the government-wide level.

At the beginning of the fiscal year, the District had a BAN outstanding in the amount of \$6,250,000. This BAN was repaid on April 15, 2025, with proceeds from the issuance of the District’s Series 2025 Unlimited Tax Bonds.

The effect of this transaction on the District’s short-term obligations are as follows:

Beginning balance	\$ 6,250,000
Amounts repaid	<u>(6,250,000)</u>
Ending balance	<u>\$ -</u>

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Note 7 – Due to Developers

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

The District's developers have also advanced funds to the District for operating expenses.

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

Due to developer, beginning of year	\$ 6,379,083
Developer reimbursements	(2,576,527)
Developer funded construction and adjustments	12,459,438
Change in estimate of due to developer	61,569
Repayment of operating advances	(37,500)
Due to developer, end of year	<u><u>\$ 16,286,063</u></u>

In addition, the District will owe the developers approximately \$11,060,000, which is included in the schedule of contractual commitments below. The projects in this schedule are in varying stages of completion and, as previously noted, will be reported in the government-wide financial statements upon completion of construction. The exact amount due to the developer is not known until approved by the TCEQ and verified by the District's auditor.

	<u>Contract Amount *</u>
Cross Creek West Section 12 - utilities and paving	\$ 3,300,000
Cross Creek West Section 13 - utilities and paving	390,000
Cross Creek West Section 14 - utilities and paving	2,230,000
Cross Creek West Section 15 - utilities and paving	2,600,000
Fulshear Bend Drive Street Dedication No. 3**	1,490,000
Fulshear Bend Drive and Teddy Skies**	1,050,000
	<u><u>\$ 11,060,000</u></u>

* Rounded to the nearest \$10,000

**District's share of projects shared with Fort Bend County MUD 214

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Note 8 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	<u><u>\$ 25,540,000</u></u>
Due within one year	<u><u>\$ 560,000</u></u>

The District's bonds payable at September 30, 2025, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2024	\$ 7,070,000	\$ 7,070,000	4.00% - 6.50%	September 1, 2026/2050	March 1, September 1,	September 1, 2031
2024A Road	7,490,000	7,490,000	4.00% - 6.50%	September 1, 2026/2050	March 1, September 1,	September 1, 2031
2025	10,980,000	10,980,000	4.00% - 6.50%	September 1, 2026/2050	March 1, September 1,	September 1, 2031
	<u><u>\$ 25,540,000</u></u>					

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

At September 30, 2025, the District had authorized but unissued bonds in the amount of \$187,980,500 for water, sewer and drainage facilities and the refunding of such bonds; \$30,693,000 for park and recreational facilities and the refunding of such bonds; and \$60,955,000 for road facilities and the refunding of such bonds.

On April 15, 2025, the District issued its \$10,980,000 Series 2025 Unlimited Tax Bonds at a net effective interest rate of 4.519176%. Proceeds of the bonds were used to (1) reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds and operating advances; (2) to repay a \$6,250,000 BAN issued in the previous fiscal year; and (3) to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	\$ 14,560,000
Bonds issued	<u>10,980,000</u>
Bonds payable, end of year	<u><u>\$ 25,540,000</u></u>

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

As of September 30, 2025, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2026	\$ 560,000	\$ 1,143,850	\$ 1,703,850
2027	580,000	1,107,838	1,687,838
2028	610,000	1,070,138	1,680,138
2029	635,000	1,030,488	1,665,488
2030	665,000	989,212	1,654,212
2031	700,000	945,988	1,645,988
2032	735,000	903,862	1,638,862
2033	765,000	867,637	1,632,637
2034	800,000	837,038	1,637,038
2035	840,000	805,037	1,645,037
2036	885,000	771,438	1,656,438
2037	920,000	736,037	1,656,037
2038	970,000	699,238	1,669,238
2039	1,010,000	660,437	1,670,437
2040	1,060,000	620,038	1,680,038
2041	1,110,000	577,637	1,687,637
2042	1,160,000	533,238	1,693,238
2043	1,220,000	486,212	1,706,212
2044	1,280,000	436,101	1,716,101
2045	1,340,000	383,526	1,723,526
2046	1,405,000	327,530	1,732,530
2047	1,465,000	268,820	1,733,820
2048	1,535,000	206,812	1,741,812
2049	1,605,000	141,019	1,746,019
2050	1,685,000	72,224	1,757,224
	<u>\$ 25,540,000</u>	<u>\$ 16,621,395</u>	<u>\$ 42,161,395</u>

Note 9 – Property Taxes

On November 6, 2018, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a road maintenance tax limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

Property taxes are collected based on rates adopted in the year of the levy. The District's 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$1.50 per \$100 of assessed value, of which \$0.765 was allocated to maintenance and operations; \$0.23 was allocated to a water, sewer, and drainage debt service; \$0.24 was allocated to road debt service; and \$0.265 was allocated to contract tax. The resulting tax levy was \$2,935,903 on the adjusted taxable value of \$195,726,894.

Property taxes receivable, at September 30, 2025, consisted of the following:

Property taxes receivable	\$ 21,736
Penalty and interest receivable	4,349
Property taxes receivable	<u>\$ 26,085</u>

Note 10 – Transfers to Other Governments

Fort Bend County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Fort Bend County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended September 30, 2025, the District recorded transfers to other governments in the amount of \$4,762,106 for road facilities constructed by a developer within the District.

Note 11 – Master District

On January 7, 2022 the District entered into a contract (the "Contract") with Fort Bend County Municipal Utility District No. 214 (the "Master District") whereby the Master District agrees to provide or cause to be provided the regional water, sanitary sewer, storm sewer, park, road and other joint facilities necessary to serve all districts located within the Master District's service area.

The Contract authorizes the establishment of an operating and maintenance reserve by the Master District equivalent to three months' operating and maintenance expenses, as set forth in the Master District's annual budget. Prior to commencement of services, the Master District shall bill the District an amount calculated by multiplying the monthly fee (as defined below) by three in order to provide the initial funding required to establish the reserve. The Master District shall adjust the reserve as needed, not less than annually.

Upon commencement of services, the Master District will charge each participating district a monthly fee based on the unit cost per connection multiplied by the number of equivalent single-family connections reserved to the District. As of September 30, 2025, the monthly fee was \$131.34 per equivalent-single-family connection. During the current year, the District recognized \$1,123,990 in expenditures for water supply and wastewater treatment services.

Renewal and Replacement

On July 18, 2022, the District entered into an Interlocal Agreement for Renewal and Replacement Fee with the Master District for the purpose of accumulating funds for future renewal and replacement

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

repairs to Master District facilities. The Master District will create and establish a Renewal and Replacement Fund (the "Fund"), which shall be accounted for separately and which moneys in the Fund may only be used for renewal and replacement costs of Master District Facilities, at the Master District's sole discretion. The initial fee will be \$0.25 per 1,000 gallons of water purchased by customers within the District, however in no event will the Master District charge more than \$1.50 per 1,000 gallons without written approval of the District. This fee will continue for forty years from the effective date and will remain until either Party is annexed and dissolved by the City of Fulshear. During the current fiscal year, the District recognized \$33,680 in expenses for renewal and replacement fees.

Master District Debt Service

The Master District is authorized to issue bonds for the purpose of acquiring and constructing facilities needed to provide services to all participating districts. The District shall contribute to the payment of debt service requirements based on its pro rata share of the total certified assessed valuation of all participating districts.

As of September 30, 2025, the Master District has \$26,730,000 contract revenue bonds outstanding. The Master District's debt service requirements on contract revenue bonds outstanding are as follows:

Year	Principal	Interest	Total
2026	\$ -	\$ 1,286,806	\$ 1,286,806
2027	580,000	1,182,994	1,762,994
2028	610,000	1,144,319	1,754,319
2029	635,000	1,103,858	1,738,858
2030	670,000	1,061,445	1,731,445
2031-2035	3,845,000	4,655,236	8,500,236
2036-2040	4,835,000	3,723,165	8,558,165
2041-2045	6,105,000	2,632,157	8,737,157
2046-2050	7,685,000	1,213,997	8,898,997
2051	1,765,000	37,505	1,802,505
	<u>\$ 26,730,000</u>	<u>\$ 18,041,482</u>	<u>\$ 44,771,482</u>

Note 12 – Regional Water Authority

A majority of the District is within the boundaries of the North Fort Bend Water Authority (the "Authority"), which was created by the Texas Legislature. The Authority is a political subdivision of the State of Texas, governed by an elected five-member Board of Directors. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Coastal Subsidence District, which regulates groundwater withdrawal.

As of January 1, 2022, the Authority's rates are \$4.55 per 1,000 gallons of water for groundwater pumped by the Master District and imported into the boundaries of the District. The District passes these costs on to its customers and effective March 14, 2024, the rate is \$5 for each 1,000 gallons of

Fort Bend County Municipal Utility District No. 198
Notes to Financial Statements
September 30, 2025

water delivered to the user. These rates are subject to future increases. During the current year, the District recognized \$617,352 in revenues for regional water authority fees.

The District remits all amounts collected for regional water authority fees from customers to the Master District, who pays the groundwater fees to the Authority on behalf of the District.

Note 13 – Risk Management

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

Note 14 – Subsequent Event

On November 19, 2025, the District issued its \$6,325,000 Series 2025A Unlimited Tax Bonds at a net effective rate of 4.651397% and its \$5,000,000 Series 2025 Unlimited Tax Road Bonds at a net effective rate of 4.655399%. Proceeds from the bonds were used to reimburse the District's developers for infrastructure and road improvements and to pay capitalized interest into the Debt Service Fund.

On December 18, 2025, the District closed on the sale of its Series 2025 Bond Anticipation Note in the amount of \$1,920,000. Proceeds from the BAN were used to reimburse the District's developers for infrastructure improvements in the District.

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Required Supplementary Information

Fort Bend County Municipal Utility District No. 198
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended September 30, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Water service	\$ 768,434	\$ 284,493	\$ (483,941)
Sewer service		359,636	359,636
Property taxes	1,476,141	1,494,412	18,271
Penalties and interest		25,820	25,820
Tap connection and inspection	604,800	1,075,470	470,670
Regional water authority fees	504,000	617,352	113,352
Miscellaneous		10,329	10,329
Investment earnings	1,000	70,683	69,683
Total Revenues	<u>3,354,375</u>	<u>3,938,195</u>	<u>583,820</u>
Expenditures			
Current service operations			
Professional fees	172,500	117,093	55,407
Contracted services	197,720	291,647	(93,927)
Repairs and maintenance	150,000	184,975	(34,975)
Utilities	5,000	3,050	1,950
Regional water authority fees	504,000	523,507	(19,507)
Administrative	59,000	64,024	(5,024)
Other	5,000	7,767	(2,767)
Capital Outlay	175,440	385,610	(210,170)
Intergovernmental			
Master District connection charges	950,891	1,123,990	(173,099)
Renewal and replacement		33,680	(33,680)
Total Expenditures	<u>2,219,551</u>	<u>2,735,343</u>	<u>(515,792)</u>
Revenues Over Expenditures	1,134,824	1,202,852	68,028
Fund Balance			
Beginning of the year	<u>1,026,865</u>	<u>1,026,865</u>	
End of the year	<u><u>\$ 2,161,689</u></u>	<u><u>\$ 2,229,717</u></u>	<u><u>\$ 68,028</u></u>

Fort Bend County Municipal Utility District No. 198
Notes to Required Supplementary Information
September 30, 2025

Budgets and Budgetary Accounting

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

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Texas Supplementary Information

Fort Bend County Municipal Utility District No. 198
TSI-1. Services and Rates
September 30, 2025

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Water:	\$ 26.10	10,000	N	\$ 2.50	10,001 to	20,000
				\$ 3.00	20,001 to	no limit
Wastewater:	\$ 44.84	- 0 -	Y			to
*Surcharge:	\$ 5.00	- 0 -	N	\$ -	1,000 to	no limit

District employs winter averaging for wastewater usage? ☐ Yes ☒ No

Total charges per 10,000 gallons usage: Water \$ 76.10 Wastewater \$ 44.84

*Groundwater pumpage fee remitted to Fort Bend County MUD No. 214

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	784	784	x 1.0	784
1"	90	89	x 2.5	223
1.5"	9	9	x 5.0	45
2"	24	24	x 8.0	192
3"			x 15.0	
4"	1	1	x 25.0	25
6"	1	1	x 50.0	50
8"			x 80.0	
10"			x 115.0	
Total Water	909	908		1,319
Total Wastewater	867	866	x 1.0	866

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-1. Services and Rates
September 30, 2025

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

* Gallons purchased:	<u>118,908,400</u>	Water Accountability Ratio:
		(Gallons billed / Gallons pumped)
Gallons billed to customers:	<u>118,908,400</u>	<u>100.00%</u>

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

Does the District have Debt Service standby fees? Yes ☐ No ☒

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

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

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

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

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

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

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

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

Entirely ☒ Partly ☐ Not at all ☐

ETJs in which the District is located: City of Fulshear

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

If Yes, by whom? _____

*Purchased from Fort Bend County Municipal Utility District No. 214
See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-2. General Fund Expenditures
For the Year Ended September 30, 2025

Professional fees	
Legal	\$ 46,936
Audit	16,000
Engineering	54,157
	<u>117,093</u>
Contracted services	
Bookkeeping	24,400
Operator	141,176
Garbage collection	126,071
	<u>291,647</u>
Repairs and maintenance	<u>184,975</u>
Utilities	<u>3,050</u>
Regional water authority fees	<u>523,507</u>
Administrative	
Directors fees	19,793
Printing and office supplies	38,036
Insurance	5,587
Other	608
	<u>64,024</u>
Other	<u>7,767</u>
Capital outlay	<u>385,610</u>
Intergovernmental	
Master District connection charges	1,123,990
Renewal and replacement	33,680
	<u>1,157,670</u>
Total expenditures	<u><u>\$ 2,735,343</u></u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-3. Investments
September 30, 2025

Fund	Interest Rate	Maturity Date	Balance at End of Year
General			
TexSTAR	Variable	N/A	<u>\$ 2,275,343</u>
Debt Service			
TexSTAR	Variable	N/A	580,496
TexSTAR	Variable	N/A	527,922
TexSTAR	Variable	N/A	<u>10,745</u>
			<u>1,119,163</u>
Total - All Funds			<u><u>\$ 3,394,506</u></u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-4. Taxes Levied and Receivable
September 30, 2025

	Maintenance Taxes	Contract Taxes	W-S-D Debt Service Taxes	Road Debt Service Taxes
Taxes Receivable, Beginning of Year	\$ 4,814	\$ -	\$ -	\$ -
Adjustments to Prior Year Tax Levy	(655)			
Adjusted Receivable	4,159			
2024 Original Tax Levy	1,499,898	519,572	450,950	470,556
Adjustments	(2,587)	(896)	(778)	(812)
Adjusted Tax Levy	1,497,311	518,676	450,172	469,744
Total to be accounted for	1,501,470	518,676	450,172	469,744
Tax collections:				
Current year	1,486,225	514,836	446,839	466,267
Prior years	4,159			
Total Collections	1,490,384	514,836	446,839	466,267
Taxes Receivable, End of Year	\$ 11,086	\$ 3,840	\$ 3,333	\$ 3,477
Taxes Receivable, By Years				
2024	\$ 11,086	\$ 3,840	\$ 3,333	\$ 3,477
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 76,502,098	\$ 39,421,353	\$ 35,046,610	\$ 12,869,820
Improvements	126,835,390	30,341,106	10	
Personal Property	446,860	380,170		
Exemptions	(8,057,454)	(3,087,877)	(862,933)	(395,710)
Total Property Valuations	\$ 195,726,894	\$ 67,054,752	\$ 34,183,687	\$ 12,474,110
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.765	\$ 1.50	\$ 1.50	\$ 1.50
Contract tax rates	0.265			
W-S-D debt service tax rates	0.230			
Road debt service tax rates	0.240			
Total Tax Rates per \$100 Valuation	\$ 1.500	\$ 1.50	\$ 1.50	\$ 1.50
Adjusted Tax Levy:	\$ 2,935,903	\$ 1,005,821	\$ 512,755	\$ 187,112
Percentage of Taxes Collected to Taxes Levied **	99.26%	100.00%	100.00%	100.00%

* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on November 6, 2018

* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 6, 2018

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

See accompanying auditor's report.

Totals	
\$	4,814
	(655)
	4,159
	2,940,976
	(5,073)
	2,935,903
	2,940,062
	2,914,167
	4,159
	2,918,326
\$	21,736
\$	21,736

Fort Bend County Municipal Utility District No. 198
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 155,000	\$ 314,869	\$ 469,869
2027	160,000	305,181	465,181
2028	170,000	294,781	464,781
2029	175,000	283,731	458,731
2030	185,000	272,356	457,356
2031	195,000	260,331	455,331
2032	205,000	247,656	452,656
2033	210,000	236,125	446,125
2034	220,000	227,725	447,725
2035	235,000	218,925	453,925
2036	245,000	209,525	454,525
2037	255,000	199,725	454,725
2038	270,000	189,525	459,525
2039	280,000	178,725	458,725
2040	295,000	167,525	462,525
2041	305,000	155,725	460,725
2042	320,000	143,525	463,525
2043	335,000	130,725	465,725
2044	355,000	117,325	472,325
2045	370,000	103,126	473,126
2046	390,000	87,862	477,862
2047	405,000	71,776	476,776
2048	425,000	55,068	480,068
2049	445,000	37,538	482,538
2050	465,000	19,182	484,182
	<u>\$ 7,070,000</u>	<u>\$ 4,528,557</u>	<u>\$ 11,598,557</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-5. Long-Term Debt Service Requirements
Series 2024A Road--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 165,000	\$ 333,906	\$ 498,906
2027	170,000	323,182	493,182
2028	180,000	312,132	492,132
2029	185,000	300,432	485,432
2030	195,000	288,406	483,406
2031	205,000	275,732	480,732
2032	215,000	262,406	477,406
2033	225,000	250,312	475,312
2034	235,000	241,313	476,313
2035	245,000	231,912	476,912
2036	260,000	222,113	482,113
2037	270,000	211,712	481,712
2038	285,000	200,913	485,913
2039	295,000	189,512	484,512
2040	310,000	177,713	487,713
2041	325,000	165,312	490,312
2042	340,000	152,313	492,313
2043	360,000	138,712	498,712
2044	375,000	124,313	499,313
2045	395,000	109,312	504,312
2046	410,000	93,018	503,018
2047	430,000	76,106	506,106
2048	450,000	58,369	508,369
2049	470,000	39,806	509,806
2050	495,000	20,418	515,418
	<u>\$ 7,490,000</u>	<u>\$ 4,799,375</u>	<u>\$ 12,289,375</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-5. Long-Term Debt Service Requirements
Series 2025--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 240,000	\$ 495,075	\$ 735,075
2027	250,000	479,475	729,475
2028	260,000	463,225	723,225
2029	275,000	446,325	721,325
2030	285,000	428,450	713,450
2031	300,000	409,925	709,925
2032	315,000	393,800	708,800
2033	330,000	381,200	711,200
2034	345,000	368,000	713,000
2035	360,000	354,200	714,200
2036	380,000	339,800	719,800
2037	395,000	324,600	719,600
2038	415,000	308,800	723,800
2039	435,000	292,200	727,200
2040	455,000	274,800	729,800
2041	480,000	256,600	736,600
2042	500,000	237,400	737,400
2043	525,000	216,775	741,775
2044	550,000	194,463	744,463
2045	575,000	171,088	746,088
2046	605,000	146,650	751,650
2047	630,000	120,938	750,938
2048	660,000	93,375	753,375
2049	690,000	63,675	753,675
2050	725,000	32,624	757,624
	<u>\$ 10,980,000</u>	<u>\$ 7,293,463</u>	<u>\$ 18,273,463</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 560,000	\$ 1,143,850	\$ 1,703,850
2027	580,000	1,107,838	1,687,838
2028	610,000	1,070,138	1,680,138
2029	635,000	1,030,488	1,665,488
2030	665,000	989,212	1,654,212
2031	700,000	945,988	1,645,988
2032	735,000	903,862	1,638,862
2033	765,000	867,637	1,632,637
2034	800,000	837,038	1,637,038
2035	840,000	805,037	1,645,037
2036	885,000	771,438	1,656,438
2037	920,000	736,037	1,656,037
2038	970,000	699,238	1,669,238
2039	1,010,000	660,437	1,670,437
2040	1,060,000	620,038	1,680,038
2041	1,110,000	577,637	1,687,637
2042	1,160,000	533,238	1,693,238
2043	1,220,000	486,212	1,706,212
2044	1,280,000	436,101	1,716,101
2045	1,340,000	383,526	1,723,526
2046	1,405,000	327,530	1,732,530
2047	1,465,000	268,820	1,733,820
2048	1,535,000	206,812	1,741,812
2049	1,605,000	141,019	1,746,019
2050	1,685,000	72,224	1,757,224
	<u>\$ 25,540,000</u>	<u>\$ 16,621,395</u>	<u>\$ 42,161,395</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 198
TSI-6. Change in Long-Term Bonded Debt
September 30, 2025

	Bond Issue			Totals
	Series 2024	Series 2024A Road	Series 2025	
Interest rate	4.00% - 6.50%	4.00% - 6.50%	4.00% - 6.50%	
Dates interest payable	3/1 ; 9/1	3/1 ; 9/1	3/1 ; 9/1	
Maturity dates	9/1/26 - 9/1/50	9/1/26 - 9/1/50	9/1/26 - 9/1/50	
Beginning bonds outstanding	\$ 7,070,000	\$ 7,490,000	\$ -	\$ 14,560,000
Bonds issued			10,980,000	10,980,000
Ending bonds outstanding	<u>\$ 7,070,000</u>	<u>\$ 7,490,000</u>	<u>\$ 10,980,000</u>	<u>\$ 25,540,000</u>
Interest paid during fiscal year	<u>\$ 314,868</u>	<u>\$ 333,906</u>	<u>\$ 187,028</u>	<u>\$ 835,802</u>
Paying agent's name and city All Series	<u>BOK Financial , NA, Dallas, Texas</u>			
Bond Authority:	Water, Sewer and Drainage Bonds and Refunding	Park Bonds and Refunding	Road Bonds and Refunding	
Amount Authorized by Voters	\$ 206,030,500	\$ 30,693,000	\$ 68,445,000	
Amount Issued	(18,050,000)		(7,490,000)	
Remaining To Be Issued	<u>\$ 187,980,500</u>	<u>\$ 30,693,000</u>	<u>\$ 60,955,000</u>	

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

Debt Service Fund cash and investments balance as of September 30, 2025: \$ 1,179,011

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,686,456

See accompanying auditor's report.

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Fort Bend County Municipal Utility District No. 198
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021**
Revenues					
Water service	\$ 284,493	\$ 189,713	\$ 89,997	\$ 1,315	\$ -
Sewer service	359,636	235,941	96,781	1,105	
Property taxes	1,494,412	1,021,428	677,827	2,276	
Penalties and interest	25,820	32,335	34,530	52	
Regional water authority fees	617,352	317,121	188,610	222	
Tap connection and inspection	1,075,470	750,494	680,768	195,405	
Lease contribution		159,007		8,250	5,500
Miscellaneous	10,329	3,341	1,003	1,300	
Investment earnings	70,683	31,564	1,486	44	4
Total Revenues	3,938,195	2,740,944	1,771,002	209,969	5,504
Expenditures					
Current service operations					
Professional fees	117,093	140,699	164,011	183,033	158,496
Contracted services	291,647	234,357	398,695	40,345	7,425
Repairs and maintenance	184,975	144,628	106,549	3,915	
Utilities	3,050	3,405	15,060		
Regional water authority fees	523,507				
Administrative	64,024	45,980	36,746	14,352	14,704
Other	7,767	13,473	34,972	865	1,490
Debt service					
Lease - principal			38,293	37,288	
Lease - interest			16,707	17,712	
Capital					
Capital outlay	385,610	231,124			
Right-to-use lease asset			50,000	678,128	
Intergovernmental					
Master District connection charges	1,123,990	1,359,255	750,207		
Renewal and replacement	33,680				
Total Expenditures	2,735,343	2,172,921	1,611,240	975,638	182,115
Revenues Over/(Under) Expenditures	1,202,852	568,023	159,762	(765,669)	(176,611)
Other Financing Sources/(Uses)					
Developer advances			125,000	289,998	207,000
Lease financing				678,128	
Internal transfers		9,880			
Other Items					
Other non-recurring losses			(70,567)		
Net Change in Fund Balance	1,202,852	577,903	214,195	202,457	30,389
Fund Balance, Beginning of the year	1,026,865	448,962	234,767	32,310	1,921
End of the year	\$ 2,229,717	\$ 1,026,865	\$ 448,962	\$ 234,767	\$ 32,310

*Percentage is negligible

**Unaudited

See accompanying auditor's report.

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021**
7%	7%	5%	1%	
9%	9%	5%	1%	
38%	37%	38%	1%	
1%	1%	2%	*	
16%	12%	11%		
27%	27%	39%	92%	
	6%		4%	-
*	*	*	1%	
2%	1%	*	*	-
100%	100%	100%	100%	-
3%	5%	9%	87%	-
7%	9%	23%	19%	-
5%	5%	6%	2%	
*	*	1%		
13%				
2%	2%	2%	7%	-
*	*	2%	*	-
		2%	18%	
		1%	8%	
	8%			
10%		3%	323%	
29%	50%	42%		
1%				
70%	79%	91%	464%	-
30%	21%	9%	(364%)	-

Fort Bend County Municipal Utility District No. 198

TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Two Fiscal Years

	Amounts		Percent of Fund Total Revenues	
	2025	2024	2025	2024
Revenues				
Property taxes	\$ 1,433,458	\$ -	94%	
Penalties and interest	24,127		2%	
Investment earnings	64,768	19,754	4%	100%
Total Revenues	1,522,353	19,754	100%	100%
Expenditures				
Tax collection services	46,156		3%	
Debt service				
Interest and fees	836,803	201,841	55%	1022%
Intergovernmental				
Contractual obligations	503,677			
Total Expenditures	1,386,636	201,841	58%	1022%
Revenues Over/(Under) Expenditures	135,717	(182,087)	42%	(922%)
Other Financing Sources				
Proceeds from sale of bonds	247,538	973,163		
Net Change in Fund Balance	383,255	791,076		
Fund Balance, Beginning of the year	791,076			
End of the year	<u>\$ 1,174,331</u>	<u>\$ 791,076</u>		
Total Active Retail Water Connections	908	632		
Total Active Retail Wastewater Connections	866	608		

*Percentage is negligible

See accompanying auditor's report.

***Fort Bend County Municipal Utility District No. 198
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2025***

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027
District Business Telephone Number: (713) 860-6400
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): July 11, 2024
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Burke Sunday	5/22 - 5/26	\$ 2,873	\$ 270	President
Chris Kolkhorst	5/22 - 5/26	1,326	136	Vice President
Robert Bardin	5/24 - 5/28	2,431	174	Secretary
JoAnn Ramos	5/24 - 5/28	2,210	115	Assistant Vice President
Jeff Tobin	7/24 - 5/28	5,967	2,754	Assistant Secretary
Consultants				
Allen Boone Humphries Robinson LLP	2014	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 54,892		
<i>Bond counsel</i>		269,127		
Si Environmental, LLC	2018	802,174		Operator
Myrtle Cruz, Inc.	2018	37,019		Bookkeeper
Assessments of the Southwest, Inc.	2018	13,415		Tax Collector
Fort Bend Central Appraisal District	Legislation	19,874		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	2022	8,119		Delinquent Tax Attorney
BGE, Inc.	2018	70,634		Engineer
McGrath & Co., PLLC	2022	23,750		Auditor
R.W. Baird & Co., Inc.	2018	222,130		Financial Advisor

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

See accompanying auditor's report.

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 214**

FORT BEND COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2025

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McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors

Fort Bend County Municipal Utility District No. 214

Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 214 (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 214, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

***Board of Directors
Fort Bend County Municipal Utility District No. 214
Fort Bend County, Texas***

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

Supplementary Information

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

McGuire & Co, P.C.

Houston, Texas
January 8, 2026

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Management's Discussion and Analysis

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***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

Using this Annual Report

Within this section of the financial report of Fort Bend County Municipal Utility District No. 214 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District's net position at September 30, 2025, was negative \$10,606,777. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Fort Bend County. A comparative summary of the District's overall financial position, as of September 30, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 4,124,524	\$ 3,162,925
Capital assets	30,095,108	23,662,634
Total assets	<u>34,219,632</u>	<u>26,825,559</u>
Current liabilities	1,191,648	8,158,806
Long-term liabilities	43,634,761	24,178,318
Total liabilities	<u>44,826,409</u>	<u>32,337,124</u>
Net position		
Net investment in capital assets	(7,980,591)	(4,159,630)
Restricted	1,069,590	654,023
Unrestricted	(3,695,776)	(2,005,958)
Total net position	<u>\$ (10,606,777)</u>	<u>\$ (5,511,565)</u>

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

The total net position of the District decreased during the current fiscal year by \$5,095,212. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2025	2024
Revenues		
Monthly connection charges	\$ 1,356,159	\$ 1,177,701
Groundwater pumpage fees	630,501	378,071
Renewal and replacement charges	37,483	18,848
Capacity charges		382,904
Contract taxes	666,419	
Other	73,077	106,825
Total revenues	<u>2,763,639</u>	<u>2,064,349</u>
Expenses		
Current service operations	1,645,522	1,050,685
Debt interest and fees	1,125,361	373,073
Developer interest	1,388,626	750,451
Debt issuance costs	1,172,732	1,214,022
Depreciation and amortization	878,350	650,328
Total expenses	<u>6,210,591</u>	<u>4,038,559</u>
Change in net position before other items	(3,446,952)	(1,974,210)
Other items		
Change in estimate of due to developer	61,569	
Transfers to other governments	<u>(1,709,829)</u>	<u>(2,764,927)</u>
Change in net position	(5,095,212)	(4,739,137)
Net position, beginning of year	<u>(5,511,565)</u>	<u>(772,428)</u>
Net position, end of year	<u><u>\$ (10,606,777)</u></u>	<u><u>\$ (5,511,565)</u></u>

Financial Analysis of the District's Funds

The District's combined fund balances, as of September 30, 2025, were \$3,917,993, which consists of \$1,378,251 in the General Fund, \$1,656,133 in the Debt Service Fund, and \$883,609 in the Capital Projects Fund.

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

General Fund

A comparative summary of the General Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 1,584,782</u>	<u>\$ 1,120,444</u>
Total liabilities	\$ 206,531	\$ 87,576
Total fund balance	<u>1,378,251</u>	<u>1,032,868</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,584,782</u>	<u>\$ 1,120,444</u>

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

	2025	2024
Total revenues	<u>\$ 2,042,231</u>	<u>\$ 2,042,609</u>
Total expenditures	<u>(3,164,565)</u>	<u>(1,097,509)</u>
Revenues over/(under) expenditures	(1,122,334)	945,100
Other changes in fund balance	<u>1,467,717</u>	
Net change in fund balance	<u>\$ 345,383</u>	<u>\$ 945,100</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are charges to Participants within the Master District service area for monthly connection costs, groundwater pumpage fees and the renewal and replacement fees for District facilities. Financial resources are influenced by a variety of factors each year.

- Monthly connection charges are billed to Participants for the operation and maintenance of regional facilities. The amount the District charges is based upon a unit cost per equivalent single-family connection reserved for each Participant.
- Groundwater pumpage fees and renewal and replacement charges are billed based on the amount of metered water pumped by each Participant.

In the current year, the District recognized lease proceeds related to phase 2 of an interim wastewater treatment plant.

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

Debt Service Fund

A comparative summary of the Debt Service Fund's financial position as of September 30, 2025 and 2024 is as follows:

	2025	2024
Total assets	<u>\$ 1,656,133</u>	<u>\$ 865,143</u>
Total fund balance	<u>\$ 1,656,133</u>	<u>\$ 865,143</u>

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

	2025	2024
Total revenues	<u>\$ 706,249</u>	<u>\$ 18,205</u>
Total expenditures	<u>(552,478)</u>	<u></u>
Revenues over expenditures	153,771	18,205
Other changes in fund balance	<u>637,219</u>	<u>846,938</u>
Net change in fund balance	<u>\$ 790,990</u>	<u>\$ 865,143</u>

The District's financial resources in the Debt Service Fund in the current year are from contract tax revenues collected from Participants in the Master District service area. In both the current and prior year financial resources also included capitalized interest from the sale of bonds.

Capital Projects Fund

A comparative summary of the Capital Projects Fund's financial position as of September 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 883,609</u>	<u>\$ 1,177,338</u>
Total liabilities	<u>\$ -</u>	<u>\$ 10,227</u>
Total fund balance	<u>883,609</u>	<u>1,167,111</u>
Total liabilities and fund balance	<u>\$ 883,609</u>	<u>\$ 1,177,338</u>

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

	2025	2024
Total revenues	<u>\$ 15,159</u>	<u>\$ 3,535</u>
Total expenditures	<u>(5,976,015)</u>	<u>(14,941,300)</u>
Revenues under expenditures	(5,960,856)	(14,937,765)
Other changes in fund balance	<u>5,677,354</u>	<u>16,092,891</u>
Net change in fund balance	<u>\$ (283,502)</u>	<u>\$ 1,155,126</u>

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2025 Contract Revenue Bonds and Series 2025A Contract Revenue Road Bonds in the current year and issuance of its Series 2024 Contract Revenue Bonds, Series 2024A Contract Revenue Road Bonds and 2024 Bond Anticipation Note in the prior year.

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$465,963 greater than budgeted. The *Budgetary Comparison Schedule* on page 38 of this report provides variance information per financial statement line item.

Capital Assets

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

Capital assets held by the District at September 30, 2025 and 2024, are summarized as follows:

	2025	2024
Capital assets not being depreciated		
Land and improvements	\$ 4,735,537	\$ 4,735,537
Capital assets being depreciated/amortized		
Regional facilities	19,149,524	16,840,772
Right-to-use leased assets	2,105,428	637,711
Landscaping improvements	6,112,785	2,578,430
	<u>27,367,737</u>	<u>20,056,913</u>
Less accumulated depreciation/amortization		
Regional facilities	(1,181,167)	(755,621)
Right-to-use leased assets	(392,437)	(245,273)
Landscaping improvements	(434,562)	(128,922)
	<u>(2,008,166)</u>	<u>(1,129,816)</u>
Depreciable capital assets, net	<u>25,359,571</u>	<u>18,927,097</u>
Capital assets, net	<u>\$ 30,095,108</u>	<u>\$ 23,662,634</u>

***Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025***

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

- Cross Creek West Phase 2 detention, package 1
- Cross Creek West Phase 2 detention, package 2
- Cross Creek West Phase 2 Sections 6 and 9 landscape
- Cross Creek West Phase 2 Section 7 landscape
- The Landing Phase 2 landscape

Additionally, Fort Bend County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when a developer is reimbursed. For the year ended September 30, 2025, capital assets in the amount of \$1,709,829 have been recorded as transfers to other governments in the government-wide statements.

Lease Obligations

The District has entered into various equipment lease obligations for interim wastewater treatment plants. The District recognized right-to-use leased assets and lease obligations in the amount of \$2,105,428 for these leases. The balance due for the leases as of September 30, 2025, was \$1,724,371.

Long-Term Debt and Related Liabilities

As of September 30, 2025, the District owes approximately \$15,578,964 to developers for completed projects and operating advances. The initial cost of the completed projects and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$9,190,000 for projects under construction by the developers. As noted, the District will owe its developers for these projects upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.

At September 30, 2025 and 2024, the District had total bonded debt outstanding as shown below:

Series	2025	2024
2024	\$ 6,130,000	\$ 6,130,000
2024A Road	6,585,000	6,585,000
2025	12,570,000	
2025A Road	1,445,000	
	<u>\$ 26,730,000</u>	<u>\$ 12,715,000</u>

Fort Bend County Municipal Utility District No. 214
Management's Discussion and Analysis
September 30, 2025

During the current fiscal year, the District issued \$12,570,000 in contract revenue bonds and \$1,445,000 in contract road bonds. At September 30, 2025, the District had the following debt authorizations:

	Amount Authorized by Voters	Amount Issued	Remaining To Be Issued
Unlimited Tax Bonds			
Water, Sewer and Drainage	\$ 115,330,000	\$ -	\$ 115,330,000
Water, Sewer and Drainage Refunding	115,330,000		115,330,000
Road	51,860,000		51,860,000
Road Refunding	51,860,000		51,860,000
Parks and Recreational	57,290,000		57,290,000
Parks and Recreational Refunding	57,290,000		57,290,000
	<u>448,960,000</u>		<u>448,960,000</u>
Master District Contract Revenue Bonds			
Master District Water, Sewer, and Drainage	373,490,000	(18,700,000)	354,790,000
Master District Road Facilities	246,480,000	(8,030,000)	238,450,000
Master District Park Facilities	158,808,000		158,808,000
	<u>778,778,000</u>	<u>(26,730,000)</u>	<u>752,048,000</u>
	<u>\$ 1,227,738,000</u>	<u>\$ (26,730,000)</u>	<u>\$ 1,201,008,000</u>

Next Year's Budget

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

	2025 Actual	2026 Budget
Total revenues	\$ 2,042,231	\$ 2,297,014
Total expenditures	<u>(3,164,565)</u>	<u>(2,297,014)</u>
Revenues under expenditures	(1,122,334)	
Other changes in fund balance	<u>1,467,717</u>	
Net change in fund balance	345,383	
Beginning fund balance	<u>1,032,868</u>	<u>1,378,251</u>
Ending fund balance	<u>\$ 1,378,251</u>	<u>\$ 1,378,251</u>

Basic Financial Statements

Fort Bend County Municipal Utility District No. 214
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Cash	\$ 1,263,487	\$ 1,656,133	\$ 883,609	\$ 3,803,229
Due from other governments	234,275			234,275
Prepaid items	87,020			87,020
Capital assets not being depreciated				
Capital assets, net				
Total Assets	<u>\$ 1,584,782</u>	<u>\$ 1,656,133</u>	<u>\$ 883,609</u>	<u>\$ 4,124,524</u>
Liabilities				
Accounts payable	\$ 206,531	\$ -	\$ -	\$ 206,531
Accrued interest payable				
Due to developers				
Obligations under leases				
Due within one year				
Due after one year				
Long-term debt				
Due after one year				
Total Liabilities	<u>206,531</u>	<u></u>	<u></u>	<u>206,531</u>
Fund Balances/Net Position				
Fund Balances				
Nonspendable	87,020			87,020
Restricted		1,656,133	883,609	2,539,742
Unassigned	1,291,231			1,291,231
Total Fund Balances	<u>1,378,251</u>	<u>1,656,133</u>	<u>883,609</u>	<u>3,917,993</u>
Total Liabilities and Fund Balances	<u>\$ 1,584,782</u>	<u>\$ 1,656,133</u>	<u>\$ 883,609</u>	<u>\$ 4,124,524</u>
Net Position				
Net investment in capital assets				
Restricted for debt service				
Unrestricted				
Total Net Position				

See notes to basic financial statements.

Adjustments	Statement of Net Position
\$ -	\$ 3,803,229
	234,275
	87,020
4,735,537	4,735,537
25,359,571	25,359,571
<u>30,095,108</u>	<u>34,219,632</u>
	206,531
586,543	586,543
15,578,964	15,578,964
398,574	398,574
1,325,797	1,325,797
26,730,000	26,730,000
<u>44,619,878</u>	<u>44,826,409</u>
(87,020)	
(2,539,742)	
<u>(1,291,231)</u>	
<u>(3,917,993)</u>	
(7,980,591)	(7,980,591)
1,069,590	1,069,590
<u>(3,695,776)</u>	<u>(3,695,776)</u>
<u>\$ (10,606,777)</u>	<u>\$ (10,606,777)</u>

Fort Bend County Municipal Utility District No. 214**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
Revenues				
Monthly connection charges	\$ 1,356,159	\$ -	\$ -	\$ 1,356,159
Groundwater pumpage fees	630,501			630,501
Renewal and replacement charges	37,483			37,483
Contract taxes		666,419		666,419
Investment earnings	18,088	39,830	15,159	73,077
Total Revenues	<u>2,042,231</u>	<u>706,249</u>	<u>15,159</u>	<u>2,763,639</u>
Expenditures/Expenses				
Current service operations				
Professional fees	165,244		111,559	276,803
Contracted services	93,380	400		93,780
Repairs and maintenance	484,146			484,146
Utilities	118,080			118,080
Regional water authority fees	623,681			623,681
Administrative	37,896			37,896
Other	9,421		1,715	11,136
Capital				
Capital outlay			3,118,640	3,118,640
Right-to-use leased asset	1,467,717			1,467,717
Debt service				
Interest and fees		552,078	182,743	734,821
Developer interest			1,388,626	1,388,626
Debt issuance costs			1,172,732	1,172,732
Lease - principal	138,396			138,396
Lease - interest	26,604			26,604
Depreciation and amortization				
Total Expenditures/Expenses	<u>3,164,565</u>	<u>552,478</u>	<u>5,976,015</u>	<u>9,693,058</u>
Revenues Over/(Under) Expenditures/Expenses	<u>(1,122,334)</u>	<u>153,771</u>	<u>(5,960,856)</u>	<u>(6,929,419)</u>
Other Financing Sources/(Uses)				
Proceeds from sale of bonds		637,219	13,377,781	14,015,000
Lease financing	1,467,717			1,467,717
Repayment of bond anticipation note			(7,700,000)	(7,700,000)
Repayment of operating advances			(427)	(427)
Other Items				
Change in estimate of due to developer				
Transfers to other governments				
Net Change in Fund Balances	<u>345,383</u>	<u>790,990</u>	<u>(283,502)</u>	<u>852,871</u>
Change in Net Position				
Fund Balance/Net Position				
Beginning of the year	<u>1,032,868</u>	<u>865,143</u>	<u>1,167,111</u>	<u>3,065,122</u>
End of the year	<u><u>\$ 1,378,251</u></u>	<u><u>\$ 1,656,133</u></u>	<u><u>\$ 883,609</u></u>	<u><u>\$ 3,917,993</u></u>

See notes to basic financial statements.

Adjustments	Statement of Activities
\$ -	\$ 1,356,159
	630,501
	37,483
	666,419
	73,077
	<u>2,763,639</u>
	276,803
	93,780
	484,146
	118,080
	623,681
	37,896
	11,136
(3,118,640)	
(1,467,717)	
363,936	1,098,757
	1,388,626
	1,172,732
(138,396)	
	26,604
878,350	878,350
<u>(3,482,467)</u>	<u>6,210,591</u>
3,482,467	(3,446,952)
(14,015,000)	
(1,467,717)	
7,700,000	
427	
61,569	61,569
<u>(1,709,829)</u>	<u>(1,709,829)</u>
(852,871)	
(5,095,212)	(5,095,212)
(8,576,687)	(5,511,565)
<u>\$ (14,524,770)</u>	<u>\$ (10,606,777)</u>

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Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Fort Bend County Municipal Utility District No. 214 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Texas Natural Resource Conservation Commission, dated February 19, 2002 and was originally named Fort Bend – Waller Counties Municipal Utility District No. 1. The District operates in accordance with the Texas Water Code, Chapters 49 and 54, as amended. The Board of Directors held its first meeting on December 18, 2012. On August 15, 2013, the Texas Commission on Environmental Quality (“TCEQ”) issued an order authorizing changing the District name to Fort Bend County Municipal Utility District No. 214. The District issued its first bonds on May 9, 2024.

The District’s primary activities include construction, maintenance and operation of water, sewer, and drainage facilities, road improvements, and park and recreational facilities for the benefit of land within the boundaries of the District, as well as the construction of regional water, sewer, drainage, road, and park facilities within the Master District service area (see Note 4 for additional information). The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

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

- The General Fund is used to account for the operation and maintenance of the regional water and sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are amounts billed to Participants. Expenditures include costs associated with the daily operations of the District and regional facilities.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary sources of revenue for debt service are contract tax payments from Participants in the Master District service area. During the current year, financial resources also included capitalized interest from the sale of bonds. Expenditures include payment of interest on the District’s debt.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the regional water, sewer, drainage park and recreational facilities and roads facilities.

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

Measurement Focus and Basis of Accounting

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include connection charges, interest earned on investments and income from District operations. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

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

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

Use of Restricted Resources

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

Prepaid Items

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2025, an allowance for uncollectible accounts was not considered necessary.

Interfund Activity

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

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

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

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

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

Assets	Useful Life
Regional facilities	45 years
Right-to-use leased assets	Remaining life of lease agreement
Landscaping improvements	20 years

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

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

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

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

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

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

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

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds	\$ 3,917,993
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 32,103,274	
Less accumulated depreciation/amortization	<u>(2,008,166)</u>	
		30,095,108

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

Accrued interest payable	(586,543)	
Lease obligations	(1,724,371)	
Due to developer	(15,578,964)	
Bonds payable	<u>(26,730,000)</u>	
		(44,619,878)

Total net position - governmental activities		<u><u>\$ (10,606,777)</u></u>
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Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

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

Net change in fund balances - total governmental funds	\$ 852,871
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Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities.

Differences during the current fiscal year are for the following:

Capital outlays	\$ 3,118,640	
Right-to-use leased asset	1,467,717	
Transfers to other governments	(1,709,829)	
Depreciation/amortization expense	<u>(878,350)</u>	1,998,178

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

Principal payments - leases	138,396	
Lease financing	(1,467,717)	
Issuance of long-term debt	(14,015,000)	
Repayment of bond anticipation note	7,700,000	
Repayment of developer advances	427	
Change in estimate of due to developer	61,569	
Interest expense accrual	<u>(363,936)</u>	(7,946,261)

Change in net position of governmental activities	<u><u>\$ (5,095,212)</u></u>
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Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

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

Investments

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

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

Note 4 – Master District

On January 7, 2022, the District, in its capacity as "Master District", entered into a contract with Fort Bend County Municipal District No. 195 ("MUD 195"), and Fort Bend County Municipal District No. 198 ("MUD 198") (together with the District and MUD 195, the "Participants") for the financing, operation, and maintenance of regional water, sanitary sewer, storm sewer, park, road and other joint facilities (the "Contract") necessary to serve all districts located within the Master District's service area.

The Contract authorizes the establishment of an operating and maintenance reserve by the Master District equivalent to three months' operating and maintenance expenses, as set forth in the Master District's annual budget. Prior to commencement of services, the Master District shall bill MUD 195 and MUD 198 an amount calculated by multiplying the monthly fee (as defined below) by three in

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

order to provide the initial funding required to establish the reserve. The Master District shall adjust the reserve as needed, not less than annually.

Upon commencement of services, the Master District will charge each Participant a monthly fee based on the unit cost per connection multiplied by the number of equivalent single-family connections reserved to the District. As of September 30, 2025, the monthly fee was \$131.34 per equivalent single-family connection.

A summary of amounts billed to Participants during the current year is as follows:

	MUD 195	MUD 198	Total
Monthly connection charges	\$ 232,169	\$ 1,123,990	\$ 1,356,159
Groundwater pumpage fees	106,994	523,507	630,501
Renewal and replacement charges	6,281	31,201	37,483
	<u>\$ 345,444</u>	<u>\$ 1,678,698</u>	<u>\$ 2,024,143</u>

Renewal and Replacement

On July 18, 2022, the District, in its Master District capacity, entered into an Interlocal Agreement for Renewal and Replacement Fee with MUD 195 and MUD 198 for the purpose of accumulating funds for future renewal and replacement repairs to regional facilities. The District will create and establish a Renewal and Replacement Fund (the "Fund"), which shall be accounted for separately and which moneys in the Fund may only be used for renewal and replacement costs of regional facilities, at the Master District's sole discretion. The initial fee is \$0.25 per 1,000 gallons of water purchased by customers within the Master District service area. In no event will the Master District charge more than \$1.50 per 1,000 gallons without written approval of the Participants. This fee will continue for forty years from the effective date and will remain until either Party is annexed and dissolved by the City of Fulshear.

Master District Debt Service

The District, in its capacity as the Master District, is authorized to issue contract revenue bonds for the purpose of acquiring and constructing regional facilities needed to provide services to all Participants. All Participants shall contribute to the payment of debt service requirements based on its pro rata share of the total certified assessed valuation of all Participants. As of September 30, 2025, the Master District had \$26,730,000 in contract revenue bonds outstanding.

Water Authority Billing

A portion of the Master District's service area, including the entirety of the District, is located within the boundaries of the West Fort Bend Water Authority ("WFBWA") and a portion of the Master District's service area, not including the District, is located within the boundaries of the North Fort Bend Water Authority ("NFBWA"). Both the WFBWA and the NFBWA were created by the Texas Legislature and are political subdivisions of the State of Texas created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal.

The Master District's water plant is located within the boundaries of the WFBWA, which has not yet been activated and does not currently assess a fee for groundwater pumped within its boundaries. However, during the current fiscal year, the NFBWA assessed a fee for all groundwater pumped from the Master District's water plant that was imported into the NFBWA's boundary, including water provided to certain portions of MUD 198, which is partially within the boundaries of the NFBWA.

As of January 1, 2022, the NFBWA's rates are \$4.55 per 1,000 gallons of groundwater pumped by the Master District. Pursuant to an Interlocal Agreement for Groundwater Pumpage Fee, dated March 14, 2024, the Master District bills all Participants for pumpage fees at a flat rate of \$5.00 per 1,000 gallons.

Note 5 – Capital Assets

A summary of changes in capital assets, for the year ended September 30, 2025, is as follows:

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 4,735,537	\$ -	\$ 4,735,537
Capital assets being depreciated/amortized			
Regional facilities	16,840,772	2,308,752	19,149,524
Right-to-use lease asset	637,711	1,467,717	2,105,428
Landscaping improvements	2,578,430	3,534,355	6,112,785
	<u>20,056,913</u>	<u>7,310,824</u>	<u>27,367,737</u>
Less accumulated depreciation/amortization			
Regional facilities	(755,621)	(425,546)	(1,181,167)
Right-to-use lease asset	(245,273)	(147,164)	(392,437)
Landscaping improvements	(128,922)	(305,640)	(434,562)
	<u>(1,129,816)</u>	<u>(878,350)</u>	<u>(2,008,166)</u>
Subtotal depreciable capital assets, net	<u>18,927,097</u>	<u>6,432,474</u>	<u>25,359,571</u>
Capital assets, net	<u>\$ 23,662,634</u>	<u>\$ 6,432,474</u>	<u>\$ 30,095,108</u>

Depreciation/amortization expense for the current fiscal year was \$878,350.

Note 6 – Bond Anticipation Note

The District uses a bond anticipation note ("BAN") to provide short-term financing for reimbursements to its developers. Despite its short-term nature, a BAN is not recorded as a fund liability, since it will not be repaid from current financial resources and will be repaid through the

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

issuance of long-term debt or another BAN. It is, however, recorded as a liability at the government-wide level.

At the beginning of the fiscal year, the District had a BAN outstanding in the amount of \$7,700,000. This BAN was repaid on March 13, 2025, with proceeds from the issuance of the District's Series 2025 Contract Revenue Bonds.

The effect of this transaction on the District's short-term obligations is as follows:

Beginning balance	\$ 7,700,000
Amounts repaid	<u>(7,700,000)</u>
Ending balance	<u><u>\$ -</u></u>

Note 7 – Due to Developers

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

The District's developers have also advanced funds to the District for operating expenses.

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

Due to developers, beginning of year	\$ 11,206,664
Developer reimbursements	(3,118,640)
Developer funded construction and adjustments	7,552,936
Repayment of operating advances	(427)
Change in estimate	<u>(61,569)</u>
Due to developers, end of year	<u><u>\$ 15,578,964</u></u>

During the current fiscal year, the District revised its estimate of the amounts due to developers for operating advances which the District assumed from MUD 198 in a previous fiscal year. As a result, the District recorded a reduction of due to developers and a gain on the *Statement of Activities* in the amount of \$61,569.

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

In addition, the District will owe the developers approximately \$9,190,000, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District's auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount *
Wastewater Treatment Plant Phase 2	\$ 390,000
Water Plant No. 1 Phase 2	1,450,000
Fulshear Bend Drive Street Dedication No. 2 utilities and paving	820,000
Fulshear Bend Drive Street Dedication No. 3 utilities and paving	2,830,000
Fulshear Bend Drive and Teddy Skies Street Dedication utilities and paving	1,790,000
Cross Creek West Phase 3 Section 8 landscaping	660,000
Cross Creek West Phase 3 Section 10 landscaping	140,000
Cross Creek West Phase 3 detention	1,110,000
	<u>\$ 9,190,000</u>

* Rounded to the nearest \$10,000

Note 8 – Lease Obligations

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

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

Description	Remaining Balance	Original Liability	Monthly Payment	Commencement Date	Term	Interest Rate
Phase 1	\$ 256,654	\$ 637,711	\$ 13,750	*2/9/2023	5 years	8.0%
Phase 2	1,467,717	1,467,717	29,760	10/1/2025	5 years	8.0%
	<u>\$ 1,724,371</u>					

*Assignment date

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

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

Year Ended	Principal	Interest	Total
2026	\$ 398,574	\$ 123,546	\$ 522,120
2027	376,101	91,019	467,120
2028	291,687	65,433	357,120
2029	315,895	41,225	357,120
2030	342,114	15,006	357,120
	<u>\$ 1,724,371</u>	<u>\$ 336,229</u>	<u>\$ 2,060,600</u>
Due within one year	<u>\$ 398,574</u>	<u>\$ 123,546</u>	<u>\$ 522,120</u>

Note 9 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	<u>\$ 26,730,000</u>
Due within one year	<u>\$ -</u>

The District's bonds payable at September 30, 2025, consists of contract revenue bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2024	\$ 6,130,000	\$ 6,130,000	4.00% - 6.50%	November 1, 2026/2050	November 1, May 1	November 1, 2031
2024A Road	6,585,000	6,585,000	4.00% - 6.50%	November 1, 2026/2050	Novemebr 1, May 1	Novemebr 1, 2031
2025	12,570,000	12,570,000	4.00% - 6.50%	November 1, 2026/2050	November 1, May 1	November 1, 2031
2025A Road	1,445,000	1,445,000	4.00% - 6.50%	November 1, 2026/2050	November 1, May 1	November 1, 2031
	<u>\$ 26,730,000</u>					

Payments of principal and interest on all series of contract revenue bonds are to be provided from the Participants, including the District in its capacity as a Participant, based on their pro rata shares of the total certified assessed valuation of all Participants. The Participants are contractually required to levy a contract tax in an amount sufficient to meet their required contribution.

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

At September 30, 2025, the District had the following debt authorizations:

	Amount Authorized by Voters	Amount Issued	Remaining To Be Issued
Unlimited Tax Bonds			
Water, Sewer and Drainage	\$ 115,330,000	\$ -	\$ 115,330,000
Water, Sewer and Drainage Refunding	115,330,000		115,330,000
Road	51,860,000		51,860,000
Road Refunding	51,860,000		51,860,000
Parks and Recreational	57,290,000		57,290,000
Parks and Recreational Refunding	57,290,000		57,290,000
	<u>448,960,000</u>		<u>448,960,000</u>
Master District Contract Revenue Bonds			
Master District Water, Sewer, and Drainage	373,490,000	(18,700,000)	354,790,000
Master District Road Facilities	246,480,000	(8,030,000)	238,450,000
Master District Park Facilities	158,808,000		158,808,000
	<u>778,778,000</u>	<u>(26,730,000)</u>	<u>752,048,000</u>
	<u>\$ 1,227,738,000</u>	<u>\$ (26,730,000)</u>	<u>\$ 1,201,008,000</u>

On March 13, 2025, the District issued its \$12,570,000 Series 2025 Contract Revenue Bonds at a net effective interest rate of 4.463932%. Proceeds of the bonds were used to (1) reimburse a developer for the cost of regional assets constructed within the Master District service area plus interest expense at the net effective interest rate of the bonds; (2) to repay a \$7,700,000 BAN issued in the previous fiscal year; and (3) to pay capitalized interest into the Debt Service Fund.

On March 13, 2025, the District issued its \$1,445,000 Series 2025A Contract Revenue Road Bonds at a net effective interest rate of 4.515304%. Proceeds of the bonds were used to (1) reimburse a developer for the cost of regional road facilities constructed within the Master District service area; (2) to pay developer interest at the net effective interest rate of the bonds; and (3) to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	\$ 12,715,000
Bonds issued	<u>14,015,000</u>
Bonds payable, end of year	<u>\$ 26,730,000</u>

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

As of September 30, 2025, annual debt service requirements on contract revenue bonds outstanding are as follows:

Year	Principal	Interest	Totals
2026	\$ -	\$ 1,286,806	\$ 1,286,806
2027	580,000	1,182,995	1,762,995
2028	610,000	1,144,319	1,754,319
2029	635,000	1,103,858	1,738,858
2030	670,000	1,061,445	1,731,445
2031	700,000	1,016,919	1,716,919
2032	735,000	970,356	1,705,356
2033	765,000	925,516	1,690,516
2034	805,000	887,910	1,692,910
2035	840,000	854,532	1,694,532
2036	880,000	820,132	1,700,132
2037	920,000	784,132	1,704,132
2038	965,000	746,432	1,711,432
2039	1,010,000	706,931	1,716,931
2040	1,060,000	665,531	1,725,531
2041	1,110,000	622,094	1,732,094
2042	1,160,000	576,615	1,736,615
2043	1,220,000	528,934	1,748,934
2044	1,280,000	478,850	1,758,850
2045	1,335,000	425,632	1,760,632
2046	1,400,000	368,721	1,768,721
2047	1,465,000	308,690	1,773,690
2048	1,535,000	245,829	1,780,829
2049	1,605,000	180,040	1,785,040
2050	1,680,000	110,711	1,790,711
2051	1,765,000	37,504	1,802,504
	<u>\$ 26,730,000</u>	<u>\$ 18,041,434</u>	<u>\$ 44,771,434</u>

Note 10 – Property Taxes

On November 8, 2022, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a road maintenance tax limited to \$0.25 per \$100 of assessed value. As of September 30, 2025, the District has not levied property taxes.

Fort Bend County Municipal Utility District No. 214
Notes to Financial Statements
September 30, 2025

Note 11 – Transfers To other Governments

Fort Bend County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Fort Bend County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended September 30, 2025, the District recorded transfers to other governments in the amount of \$1,709,829 for road facilities constructed by a developer within the District.

Note 12 – Risk Management

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

Note 13 – Economic Dependency

The primary developer continues to own a substantial portion of the taxable property within the District. The developer's willingness to pay property taxes will directly affect the District's ability to meet its future obligations. The District is also dependent on its Participants in making timely payments to billings in order to meet the debt service requirements. Failure of Participants to continue making payments could result in defaults.

Note 14 – Subsequent Event

On December 18, 2025, the District closed on the sale of its Series 2025 Bond Anticipation Note in the amount of \$3,749,000. Proceeds from the BAN will be used to reimburse the District's developers for infrastructure improvements in the District.

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Required Supplementary Information

Fort Bend County Municipal Utility District No. 214
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended September 30, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Monthly connection charges	\$ 1,064,780	\$ 1,356,159	\$ 291,379
Groundwater pumpage fees	619,000	630,501	11,501
Renewal and replacement charges	22,920	37,483	14,563
Investment earnings	5,000	18,088	13,088
Total Revenues	1,711,700	2,042,231	330,531
Expenditures			
Current service operations			
Professional fees	167,000	165,244	1,756
Contracted services	107,000	93,380	13,620
Repairs and maintenance	607,000	484,146	122,854
Utilities	125,000	118,080	6,920
Regional water authority fees	500,000	623,681	(123,681)
Administrative	54,500	37,896	16,604
Other	17,500	9,421	8,079
Capital			
Right-to-use leased asset		1,467,717	(1,467,717)
Debt service			
Lease - principal	254,280	138,396	115,884
Lease - interest		26,604	(26,604)
Total Expenditures	1,832,280	3,164,565	(1,332,285)
Revenues Under Expenditures	(120,580)	(1,122,334)	(1,001,754)
Other Financing Sources			
Lease financing		1,467,717	1,467,717
Net Change in Fund Balance	(120,580)	345,383	465,963
Fund Balance			
Beginning of the year	1,032,868	1,032,868	
End of the year	\$ 912,288	\$ 1,378,251	\$ 465,963

Fort Bend County Municipal Utility District No. 214
Notes to Required Supplementary Information
September 30, 2025

Budgets and Budgetary Accounting

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

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Texas Supplementary Information

Fort Bend County Municipal Utility District No. 214
TSI-1. Services and Rates
September 30, 2025

1. Services provided by the District during the fiscal year:

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Water:	\$ 26.10	10,000	N	\$ 2.50	10,000	to 20,000
				\$ 3.00	20,001	to no limit
Wastewater:	\$ 42.84		Y			to
						to
Surcharge:	\$ 5.00	1,000	N	\$ 5.00	1,000	to no limit

District employs winter averaging for wastewater usage? ☐ Yes ☒ No

Total charges per 10,000 gallons usage: Water \$ 76.10 Wastewater \$ 42.84

b. Water and Wastewater Retail Connections:

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

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-1. Services and Rates
September 30, 2025

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

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

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

Does the District have Debt Service standby fees? Yes ☐ No ☒

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

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

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

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

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

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

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

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

Entirely ☒ Partly ☐ Not at all ☐

ETJs in which the District is located: City of Fulshear

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

If Yes, by whom? _____

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-2. General Fund Expenditures
For the Year Ended September 30, 2025

Professional fees	
Legal	\$ 80,456
Audit	18,500
Engineering	66,288
	<u>165,244</u>
Contracted services	
Bookkeeping	19,713
Service account collection	54,983
Garbage collection	720
Sludge removal	17,964
	<u>93,380</u>
Repairs and maintenance	<u>484,146</u>
Utilities	<u>118,080</u>
Regional water authority	<u>623,681</u>
Administrative	
Directors fees	9,724
Printing and office supplies	1,838
Insurance	23,256
Other	3,078
	<u>37,896</u>
Other	<u>9,421</u>
Capital	
Right-to-use leased asset	<u>1,467,717</u>
Lease	
Principal	138,396
Interest	26,604
	<u>165,000</u>
Total expenditures	<u><u>\$ 3,164,565</u></u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
September 30, 2025

Due During Fiscal Years Ending	Principal Due November 1	Interest Due November 1, May 1	Total
2026	\$ -	\$ 272,175	\$ 272,175
2027	135,000	267,788	402,788
2028	140,000	258,850	398,850
2029	145,000	249,588	394,588
2030	155,000	239,838	394,838
2031	160,000	229,600	389,600
2032	170,000	218,875	388,875
2033	175,000	209,522	384,522
2034	185,000	201,994	386,994
2035	195,000	194,394	389,394
2036	200,000	186,494	386,494
2037	210,000	178,294	388,294
2038	220,000	169,694	389,694
2039	230,000	160,694	390,694
2040	245,000	151,194	396,194
2041	255,000	141,194	396,194
2042	265,000	130,794	395,794
2043	280,000	119,894	399,894
2044	295,000	108,394	403,394
2045	305,000	96,394	401,394
2046	320,000	83,694	403,694
2047	335,000	70,184	405,184
2048	350,000	56,055	406,055
2049	370,000	41,205	411,205
2050	385,000	25,393	410,393
2051	405,000	8,605	413,605
	<u>\$ 6,130,000</u>	<u>\$ 4,070,800</u>	<u>\$ 10,200,800</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-5. Long-Term Debt Service Requirements
Series 2024A Road --by Years
September 30, 2025

Due During Fiscal Years Ending	Principal Due November 1	Interest Due November 1, May 1	Total
2026	\$ -	\$ 292,450	\$ 292,450
2027	145,000	287,738	432,738
2028	150,000	278,150	428,150
2029	155,000	268,238	423,238
2030	165,000	257,838	422,838
2031	170,000	246,950	416,950
2032	180,000	235,575	415,575
2033	190,000	225,450	415,450
2034	200,000	217,175	417,175
2035	205,000	209,075	414,075
2036	215,000	200,675	415,675
2037	225,000	191,875	416,875
2038	240,000	182,575	422,575
2039	250,000	172,775	422,775
2040	260,000	162,575	422,575
2041	275,000	151,875	426,875
2042	285,000	140,675	425,675
2043	300,000	128,975	428,975
2044	315,000	116,675	431,675
2045	330,000	103,775	433,775
2046	345,000	90,059	435,059
2047	360,000	75,519	435,519
2048	380,000	60,256	440,256
2049	395,000	44,272	439,272
2050	415,000	27,306	442,306
2051	435,000	9,243	444,243
	<u>\$ 6,585,000</u>	<u>\$ 4,377,744</u>	<u>\$ 10,962,744</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-5. Long-Term Debt Service Requirements
Series 2025--by Years
September 30, 2025

Due During Fiscal Years Ending	Principal Due November 1	Interest Due November 1, May 1	Total
2026	\$ -	\$ 646,694	\$ 646,694
2027	270,000	561,838	831,838
2028	285,000	543,800	828,800
2029	300,000	524,788	824,788
2030	315,000	504,800	819,800
2031	330,000	483,838	813,838
2032	345,000	461,900	806,900
2033	360,000	438,988	798,988
2034	375,000	419,788	794,788
2035	395,000	404,388	799,388
2036	415,000	388,188	803,188
2037	435,000	371,188	806,188
2038	455,000	353,388	808,388
2039	475,000	334,787	809,787
2040	500,000	315,287	815,287
2041	520,000	294,887	814,887
2042	545,000	273,587	818,587
2043	575,000	251,187	826,187
2044	600,000	227,687	827,687
2045	630,000	202,300	832,300
2046	660,000	174,887	834,887
2047	690,000	146,200	836,200
2048	720,000	116,237	836,237
2049	755,000	84,894	839,894
2050	790,000	52,062	842,062
2051	830,000	17,637	847,637
	<u>\$ 12,570,000</u>	<u>\$ 8,595,225</u>	<u>\$ 21,165,225</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-5. Long-Term Debt Service Requirements
Series 2025A Road--by Years
September 30, 2025

Due During Fiscal Years Ending	Principal Due November 1	Interest Due November 1, May 1	Total
2026	\$ -	\$ 75,487	\$ 75,487
2027	30,000	65,631	95,631
2028	35,000	63,519	98,519
2029	35,000	61,244	96,244
2030	35,000	58,969	93,969
2031	40,000	56,531	96,531
2032	40,000	54,006	94,006
2033	40,000	51,556	91,556
2034	45,000	48,953	93,953
2035	45,000	46,675	91,675
2036	50,000	44,775	94,775
2037	50,000	42,775	92,775
2038	50,000	40,775	90,775
2039	55,000	38,675	93,675
2040	55,000	36,475	91,475
2041	60,000	34,138	94,138
2042	65,000	31,559	96,559
2043	65,000	28,878	93,878
2044	70,000	26,094	96,094
2045	70,000	23,163	93,163
2046	75,000	20,081	95,081
2047	80,000	16,787	96,787
2048	85,000	13,281	98,281
2049	85,000	9,669	94,669
2050	90,000	5,950	95,950
2051	95,000	2,019	97,019
	<u>\$ 1,445,000</u>	<u>\$ 997,665</u>	<u>\$ 2,442,665</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
September 30, 2025

Due During Fiscal Years Ending	Principal Due November 1	Interest Due November 1, May 1	Total
2026	\$ -	\$ 1,286,806	\$ 1,286,806
2027	580,000	1,182,995	1,762,995
2028	610,000	1,144,319	1,754,319
2029	635,000	1,103,858	1,738,858
2030	670,000	1,061,445	1,731,445
2031	700,000	1,016,919	1,716,919
2032	735,000	970,356	1,705,356
2033	765,000	925,516	1,690,516
2034	805,000	887,910	1,692,910
2035	840,000	854,532	1,694,532
2036	880,000	820,132	1,700,132
2037	920,000	784,132	1,704,132
2038	965,000	746,432	1,711,432
2039	1,010,000	706,931	1,716,931
2040	1,060,000	665,531	1,725,531
2041	1,110,000	622,094	1,732,094
2042	1,160,000	576,615	1,736,615
2043	1,220,000	528,934	1,748,934
2044	1,280,000	478,850	1,758,850
2045	1,335,000	425,632	1,760,632
2046	1,400,000	368,721	1,768,721
2047	1,465,000	308,690	1,773,690
2048	1,535,000	245,829	1,780,829
2049	1,605,000	180,040	1,785,040
2050	1,680,000	110,711	1,790,711
2051	1,765,000	37,504	1,802,504
	<u>\$ 26,730,000</u>	<u>\$ 18,041,434</u>	<u>\$ 44,771,434</u>

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 214
TSI-6. Change in Long-Term Bonded Debt
September 30, 2025

	Bond Issue		
	Series 2024	Series 2024A Road	Series 2025
Interest rate	4.00% - 6.50%	4.00% - 6.50%	4.00% - 6.50%
Dates interest payable	11/1 ; 5/1	11/1 ; 5/1	11/1 ; 5/1
Maturity dates	11/1/26 - 11/1/50	11/1/26 - 11/1/50	11/1/26 - 11/1/50
Beginning bonds outstanding	\$ 6,130,000	\$ 6,585,000	\$ -
Bonds issued			12,570,000
Ending bonds outstanding	<u>\$ 6,130,000</u>	<u>\$ 6,585,000</u>	<u>\$ 12,570,000</u>
Interest paid during fiscal year	<u>\$ 266,127</u>	<u>\$ 285,951</u>	<u>\$ -</u>
Paying agent's name and city All Series	<u>BOKF, NA, Dallas, Texas</u>		
	Amount Authorized by Voters	Amount Issued	Remaining To Be Issued
Unlimited Tax Bonds			
Water, Sewer and Drainage	\$ 115,330,000	\$	\$ 115,330,000
Water, Sewer and Drainage Refunding	115,330,000		115,330,000
Road	51,860,000		51,860,000
Road Refunding	51,860,000		51,860,000
Parks and Recreational	57,290,000		57,290,000
Parks and Recreational Refunding	57,290,000		57,290,000
	<u>448,960,000</u>		<u>448,960,000</u>
Master District Contract Revenue Bonds			
Master District Water, Sewer, and Drainage	373,490,000	(18,700,000)	354,790,000
Master District Road Facilities	246,480,000	(8,030,000)	238,450,000
Master District Park Facilities	158,808,000		158,808,000
	<u>778,778,000</u>	<u>(26,730,000)</u>	<u>752,048,000</u>
	<u>\$ 1,227,738,000</u>	<u>\$ (26,730,000)</u>	<u>\$ 1,201,008,000</u>

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

Debt Service Fund cash and investments balance as of September 30, 2025:	<u>\$ 1,656,133</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:	<u>\$ 1,721,978</u>

See accompanying auditor's report.

Bond Issue	
Series 2025A	
Road	Totals
4.00% - 6.50%	
11/1 ; 5/1	
11/1/26 -	
11/1/50	
\$ -	\$ 12,715,000
1,445,000	14,015,000
<u>\$ 1,445,000</u>	<u>\$ 26,730,000</u>
<u>\$ -</u>	<u>\$ 552,078</u>

Fort Bend County Municipal Utility District No. 214

**TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Four Fiscal Years**

	Amounts			
	2025	2024	2023	2022**
Revenues				
Monthly connection charges	\$ 1,356,159	\$ 1,177,701	\$ 814,652	\$ -
Groundwater pumpage fees	630,501	378,071		
Renewal and replacement charges	37,483	18,848		
Capacity charges		382,904		
Miscellaneous		82,810		
Investment earnings	18,088	2,275	7	
Total Revenues	2,042,231	2,042,609	814,659	
Expenditures				
Current service operations				
Professional fees	165,244	142,410	111,083	10,101
Contracted services	93,380	111,315	86,873	5,732
Repairs and maintenance	484,146	317,452	188,443	
Utilities	118,080	103,904	39,567	
Regional water authority fees	623,681	219,764	216,256	
Administrative	37,896	32,574	33,026	
Other	9,421	5,090	7,810	
Debt service				
Lease - principal	138,396	127,792	79,705	
Lease - interest	26,604	37,208	30,295	
Capital				
Right-to-use lease asset	1,467,717			
Total Expenditures	3,164,565	1,097,509	793,058	15,833
Revenues Over/(Under) Expenditures	(1,122,334)	945,100	21,601	(15,833)
Other Financing Sources				
Developer advances			35,000	25,000
Lease financing	1,467,717			
Other Items				
Other non-recurring gains			22,000	
Net Change in Fund Balance	345,383	945,100	78,601	9,167
Fund Balance, Beginning of the year	1,032,868	87,768	9,167	
End of the year	\$ 1,378,251	\$ 1,032,868	\$ 87,768	\$ 9,167

*Percentage is negligible

**Unaudited

See accompanying auditor's report.

Percent of Fund Total Revenues			
2025	2024	2023	2022**
66%	57%	100%	-%
31%	19%		
2%	1%		
	19%		
	4%		
1%	*	*	
100%	100%	100%	-
8%	7%	14%	-
5%	5%	11%	-
24%	16%	23%	
6%	5%	5%	
31%	11%	27%	
2%	2%	4%	
*	*	1%	
7%	6%	10%	
1%	2%	4%	
72%			
156%	54%	99%	-
(56%)	46%	1%	-

Fort Bend County Municipal Utility District No. 214

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

For the Last Two Fiscal Years

	Amounts		Percent of Fund Total Revenues	
	2025	2024	2025	2024
Revenues				
Contract taxes	\$ 666,419	\$ -	94%	-%
Investment earnings	39,830	18,205	6%	
Total Revenues	706,249	18,205	100%	0%
Expenditures				
Contracted charges	400		*	
Debt service				
Interest and fees	552,078		78%	
Total Expenditures	552,478		78%	
Revenues Over Expenditures	153,771	18,205	22%	-%
Other Financing Sources				
Proceeds from sale of bonds	637,219	846,938		
Net Change in Fund Balance	790,990	865,143		
Fund Balance, Beginning of the year	865,143			
End of the year	\$ 1,656,133	\$ 865,143		

*Percentage is negligible

See accompanying auditor's report.

***Fort Bend County Municipal Utility District No. 214
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2025***

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027
District Business Telephone Number: (713) 860-6400
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): May 17, 2024
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Roshell S. Arterburn	5/24 - 5/28	\$ 1,989	\$ 224	President
John Mahon	5/24 - 5/28	1,768	188	Vice President
Paul Cornett	1/22 - 5/26	1,105	88	Secretary
Kimberly A. Koehn	7/22 - 5/26	2,873	774	Assistant Secretary
Lindsey Upton	6/23 - 5/26	1,989	70	Assistant Vice President
Consultants				
Allen Boone Humphries Robinson LLP	2012	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 120,316		
<i>Bond counsel</i>		345,812		
Si Environmental, LLC	2022	139,427		Operator
Myrtle Cruz, Inc.	2022	22,242		Bookkeeper
BGE, Inc.	2022	97,517		Engineer
McGrath & Co., PLLC	2022	25,625		Auditor
Robert W. Baird & Co. Incorporated	2022	282,000		Financial Advisor
SWA Group	2022			Landscape Architect

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

See accompanying auditor's report.