FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

(Fort Bend County, Texas)

PRELIMINARY OFFICIAL STATEMENT

DATED: OCTOBER 19, 2026

$4,570,000

UNLIMITED TAX BONDS

SERIES 2026

BIDS TO BE SUBMITTED BY: 8:30 A.M., CENTRAL TIME

MONDAY, NOVEMBER 16, 2026

BIDS TO BE OPENED AT: 9:00 A.M., CENTRAL TIME

MONDAY, NOVEMBER 16, 2026

CEDAR CREEK
MUNICIPAL ADVISORS

Financial Advisor

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

PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 19, 2026

This Preliminary Official Statement is subject to completion and amendment as provided in the Official Notice of Sale and is intended for the solicitation of initial bids to purchase the 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 (HEREIN DEFINED), UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS, AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION, THE BONDS ARE VALID OBLIGATIONS OF THE DISTRICT, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES. SEE "LEGAL MATTERS" and "TAX MATTERS" HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL, INCLUDING INFORMATION REGARDING POTENTIAL ALTERNATIVE MINIMUM TAX CONSEQUENCES FOR CERTAIN CORPORATIONS.

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

NEW ISSUE—Book-Entry-Only

Moody's Investors Service, Inc. (Underlying) ....."A3"
See "MUNICIPAL BOND INSURANCE" and "RATINGS."

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182
(A Political Subdivision of the State of Texas Located within Fort Bend County)
$4,570,000
UNLIMITED TAX BONDS
SERIES 2026

Dated Date: December 1, 2026
Interest Accrues from: Date of Delivery

Due: September 1, as shown on inside cover

The $4,570,000 Unlimited Tax Bonds, Series 2026 (the "Bonds") are obligations solely of Fort Bend County Municipal Utility District No. 182 (the "District") and are not obligations of the City of Fulshear, Texas; Fort Bend County, Texas; the State of Texas; or any entity other than the District. Neither the full faith and credit nor the taxing power of the City of Fulshear, Texas; Fort Bend County, Texas; the State of Texas; nor any entity other than the District is pledged to the payment of the principal of or the interest on the Bonds.

The Bonds are dated December 1, 2026 (the "Dated Date"), and will accrue interest from the date of delivery, which is expected to be on or about December 17, 2026 (the "Date of Delivery"), with interest payable September 1, 2027, and on each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar (herein defined) to registered owners ("Registered Owners") as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the "Record Date").

The Bonds will be issued in fully registered form only, without coupons, in principal denominations of $5,000 or any integral multiple thereof, and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, Jersey City, New Jersey ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. So long as Cede & Co., as nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the Paying Agent/Registrar to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The District has designated Zions Bancorporation, National Association, Houston, Texas, as the initial paying agent/registrar (the "Paying Agent/Registrar") for the Bonds.

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

The Bonds represent the ninth (9th) series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring a waterworks, sanitary sewer and storm drainage system to serve the District (the "Utility System"). The District has also issued four (4) series of unlimited tax bonds for the purpose of constructing or acquiring a road system to serve the District (the "Road System"). See "THE BONDS—Authority for Issuance."

The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. See "THE BONDS—Source of Payment." The Bonds are subject to certain investment considerations described herein. Prospective purchasers of the Bonds should review this entire Official Statement, including particularly the section titled "INVESTMENT CONSIDERATIONS" before making an investment decision.

The Bonds are offered, when, as and if issued by the District, subject, among other things, to the approval of the Attorney General of Texas and the approval of certain legal matters by Coats Rose, P.C. ("Bond Counsel"). Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas ("Disclosure Counsel"). Delivery of the Bonds through the facilities of DTC is expected on or about December 17, 2026.

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

$4,570,000 Unlimited Tax Bonds, Series 2026

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)
2027	$160,000	_____	____%	___	2040 (c)	$175,000	_____	____%	___
2028	95,000	_____	____%	___	2041 (c)	185,000	_____	____%	___
2029	100,000	_____	____%	___	2042 (c)	195,000	_____	____%	___
2030	105,000	_____	____%	___	2043 (c)	205,000	_____	____%	___
2031	110,000	_____	____%	___	2044 (c)	220,000	_____	____%	___
2032 (c)	115,000	_____	____%	___	2045 (c)	230,000	_____	____%	___
2033 (c)	120,000	_____	____%	___	2046 (c)	245,000	_____	____%	___
2034 (c)	130,000	_____	____%	___	2047 (c)	255,000	_____	____%	___
2035 (c)	135,000	_____	____%	___	2048 (c)	270,000	_____	____%	___
2036 (c)	145,000	_____	____%	___	2049 (c)	285,000	_____	____%	___
2037 (c)	150,000	_____	____%	___	2050 (c)	300,000	_____	____%	___
2038 (c)	160,000	_____	____%	___	2051 (c)	315,000	_____	____%	___
2039 (c)	165,000	_____	____%	___					

(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 optional redemption date.

(b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association, and are included solely for the convenience of the owners of the Bonds. None of the District, the Financial Advisor (herein defined), or the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP numbers.

(c) The Bonds maturing on and after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, or any date thereafter, at a price equal to the principal thereof plus accrued interest to the date fixed for redemption. See "THE BONDS—Redemption Provisions."

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

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

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

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APPENDIX A: FINANCIAL STATEMENTS OF THE DISTRICT

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net effective interest rate to the District, which was tendered by _____ (the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown 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 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 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 or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the 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 reoffering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER–ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Securities Laws

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

MUNICIPAL BOND INSURANCE

The District has made an application to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. If qualified and the Initial Purchaser elects to purchase municipal bond insurance, the payment of all costs associated with the insurance, including the premium charged by the insurance company, and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's.

RATINGS

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

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

[*Remainder of this page intentionally left blank.*]

OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The Issuer..... Fort Bend County Municipal Utility District No. 182 (the "District"), a political subdivision of the State of Texas, is located within Fort Bend County, Texas (the "County"). See "THE DISTRICT—General" and "—Description."

Description of the Bonds..... The District's $4,570,000 Unlimited Tax Bonds, Series 2026 (the "Bonds") are dated December 1, 2026, and mature on September 1 in each of the years and in the principal amounts as shown on the inside cover.

The Bonds will accrue interest from the date of delivery, which is expected to be on or about December 17, 2026 (the "Date of Delivery"), with interest payable on September 1, 2027, and on each March 1 and September 1 thereafter (each an "Interest Payment Date"). See "THE BONDS."

Redemption Provisions..... Bonds maturing on or after September 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District on September 1, 2031, and any date thereafter at a price of par plus accrued interest to the date of redemption. See "THE BONDS—Redemption Provisions."

Source of Payment ..... Principal of and interest on the Bonds are payable from the proceeds of one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property located within the District. **The Bonds are obligations solely of the District, and are not obligations of the State of Texas, Fort Bend County, Texas, the City of Fulshear, Texas, or any entity other than the District.** See "THE BONDS—Source of Payment."

Outstanding Bonds..... The District has previously issued the following bonds for the purpose of acquiring or constructing water, wastewater, and drainage infrastructure to serve the District (the "Utility System"): $15,970,000 Unlimited Tax Bonds, Series 2016; $9,525,000 Unlimited Tax Bonds, Series 2018; $14,765,000 Unlimited Tax Bonds, Series 2019; $11,540,000 Unlimited Tax Bonds, Series 2020; $23,300,000 Unlimited Tax Bonds, Series 2021; $20,250,000 Unlimited Tax Bonds, Series 2023; $26,360,000 Unlimited Tax Bonds, Series 2024; and $8,195,000 Unlimited Tax Bonds, Series 2025. As of the delivery of the Bonds, a total of $111,730,000 principal amount of said bonds will remain outstanding (the "Outstanding Utility Bonds"). The District has previously issued the following bonds for the purpose of acquiring or constructing road infrastructure to serve the District (the "Road System"): $5,725,000 Unlimited Tax Road Bonds, Series 2017; $4,075,000 Unlimited Tax Road Bonds, Series 2021; $37,760,000 Unlimited Tax Road Bonds, Series 2022; and $20,500,000 Unlimited Tax Road Bonds, Series 2023. As of the delivery of the Bonds, a total of $60,880,000 principal amount of said bonds will remain outstanding (the "Outstanding

Road Bonds"). The Outstanding Utility Bonds and the Outstanding Road Bonds are collectively referred to herein as the "Outstanding Bonds."

Payment Record..... The District has never defaulted on the timely payment of principal or interest on its prior bonded indebtedness.

Authority for Issuance..... The Bonds constitute the ninth (9th) series of unlimited tax bonds issued by District for the purpose of acquiring or constructing the Utility System.

Voters in the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System and a total of $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, voters in the District authorized a total of $34,450,000 principal amount of unlimited tax bonds for the construction of parks and recreational facilities to serve the District (the "Park System"). Following the issuance of the Bonds, $185,825,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System, and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters within the District also voted $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds. The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See "THE BONDS—Source of Payment."

The Bonds are issued pursuant to an order of the Texas Commission on Environmental Quality (the "TCEQ"); an order of the District's Board of Directors (the "Board") authorizing the issuance of the Bonds (the "Bond Order"); elections held on May 12, 2007 and May 10, 2014; and Article XVI, Section 59 of the Texas Constitution and the general laws of Texas, including Chapters 49 and 54, Texas Water Code, as amended.

Use and Distribution of Bond Proceeds..... A portion of the proceeds of the sale of the Bonds will be used to reimburse the Developer (herein defined) for the construction costs set out under "USE AND DISTRIBUTION OF BOND PROCEEDS." In addition, a portion of the proceeds from the sale of the Bonds will be used to pay developer interest and other certain costs associated with the issuance of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Qualified Tax-Exempt Obligations..... The District will designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS—Qualified Tax-Exempt Obligations."

Municipal Bond Insurance..... The District has made applications for a commitment to provide municipal bond guaranty insurance on the Bonds. If qualified and the Initial Purchaser (herein defined) elects to purchase such insurance, the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be the obligation of the Initial Purchaser. The District will pay the rating fees charged by Moody's. See "MUNICIPAL BOND INSURANCE."

Ratings..... Moody's has assigned an underlying rating of "A3" to the Bonds. See "RATINGS" above.

Bond Counsel ..... Coats Rose, P.C., Houston, Texas.

Disclosure Counsel..... Orrick, Herrington & Sutcliffe LLP, Houston, Texas.

Financial Advisor..... Cedar Creek Municipal Advisors LLC, Houston, Texas.

District Engineer ..... LJA Engineering, Inc., Houston, Texas.

THE DISTRICT

The Issuer..... The District was created by order of the TCEQ dated March 16, 2006. The District contains approximately 1,283.51 acres. See "THE DISTRICT—General."

Location..... The District is within Fort Bend County, Texas (the "County") approximately thirty (30) miles west of the downtown of the City of Houston, Texas. The District is approximately three (3) miles south of the intersection of Interstate 10 and FM 1463, and approximately five (5) miles west of the intersection of State Highway 99 and Westheimer Parkway. The District is bordered by FM 1463 on the east and Texas Heritage Parkway to the west, which provide direct access for residents. The District is entirely within Fort Bend County, Texas and the extraterritorial jurisdiction of the City of Fulshear, Texas, and partially within Lamar Consolidated Independent School District and Katy Independent School District. See "THE DISTRICT."

Developer and Principal Landowner..... The developer and principal landowner within the District is D.R. Horton – Texas, Ltd., a Texas limited partnership, which is controlled by D.R. Horton, Inc., a Delaware corporation, a publicly traded corporation (collectively referred to herein as "D.R. Horton" or the "Developer"). As of October 1, 2026, D.R. Horton owned approximately 0 model homes, approximately 0 houses, and all of the remaining undeveloped land within the District. See "DEVELOPER AND PRINCIPAL LANDOWNER."

Tamarron Developers, Inc. a Texas Corporation ("Tamarron Developers") is an owner and developer of land in the District. Tameron Developers and D.R. Horton entered into a certain Lot Bank Contract (the "Tamarron Sections 74-77 Lot Sales Agreement") pursuant to which Tamarron Developers is to develop 357 single family homes lots in Tamarron and D.R. Horton is to buy the finished lots.

Development within the District ..... Approximately 1,084 acres (3,622 lots) within the District have been developed as the single-family residential subdivisions of Tamarron, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 43, 44, 53, 54, 57 and 60. As of October 1, 2026, the District consisted of 3,514 completed homes (3,473 occupied and 41 unoccupied homes); 8 homes under construction; 100 vacant developed lots; 121 lots under development; and 0 lots under design. In addition, the District contains approximately 155 undeveloped but developable acres and approximately 45 undevelopable acres.

Homebuilders Within the District..... D.R. Horton is the active homebuilder within the District. Prices of new homes being constructed within the District range from approximately $299,990 to in excess of approximately $341,990. Homes range in square footage from approximately 1,820 square feet to more than approximately 2,275 square feet. See "DEVELOPMENT WITHIN THE DISTRICT—Homebuilders Active Within the District."

INVESTMENT CONSIDERATIONS

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

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SELECTED FINANCIAL INFORMATION

(UNAUDITED)

2026 Taxable Assessed Valuation	$1,334,208,759	(a)
Estimated Taxable Valuation as of September 15, 2026	$1,368,984,681	(b)
Direct Debt:		
The Outstanding Bonds (as of Date of Delivery of the Bonds)	$ 172,610,000	
The Bonds	4,570,000	
Total	$ 177,180,000	
Estimated Overlapping Debt	$ 118,220,142	(c)
Total Direct and Estimated Overlapping Debt	$ 295,400,142	(c)
Direct Debt Ratio:		
As a percentage of 2026 Taxable Assessed Valuation	13.28 %	
As a Percentage of Estimated Taxable Valuation as of September 15, 2026	12.94 %	
Direct and Estimated Overlapping Debt Ratio:		
As a percentage of 2026 Taxable Assessed Valuation	22.14 %	
As a Percentage of Estimated Taxable Valuation as of September 15, 2026	21.58 %	
Utility System Debt Service Fund (as of October 19, 2026)	$ 3,524,760	(d)
Road System Debt Service Fund (as of October 19, 2026)	$ 1,000,094	(e)
Utility System Capital Projects Fund (as of October 19, 2026)	$ 5,055,808	
Road System Capital Projects Fund (as of October 19, 2026)	$ 362,317	
Operating Fund (as of October 19, 2026)	$ 7,811,807	

(a) Provided by the Fort Bend Central Appraisal District (the "Appraisal District") as the certified value as of January 1, 2026 as of certification. See "TAX DATA" and "TAXING PROCEDURES." Such value includes $ 3,305,555 of uncertified value, which is 95% of the value under review by the Appraisal Review Board as of certification. It is expected that At Tamarron One LLC & At Two LLC consisting of $64,407,686 of value will be 41.1% exempt from ad valorem taxation for tax year 2026 and 100% exempt from ad valorem taxation commencing in the 2027 tax year; however, the Appraisal District records do not currently reflect the exemption. See "TAX DATA – Principal Taxpayers."

(b) Provided by the Appraisal District for informational purposes only. This estimate reflects the addition of taxable value resulting from new construction within the District from January 1, 2026 to September 15, 2026. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."

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

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

(e) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund (as defined herein). Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued by the District for the Utility System, including the Outstanding Utility Bonds and the Bonds. See "THE BONDS – Funds."

SELECTED FINANCIAL INFORMATION

(UNAUDITED)

2026 Tax Rate:		
Debt Service	$0.9275	(a)
Maintenance and Operations	0.1425	
Total	$1.0700	
Combined Estimated Average Annual Debt Service Requirement (2027–2051)	$ 10,290,392	(b)
Combined Estimated Maximum Annual Debt Service Requirement (2041)	$ 12,697,325	(b)
Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2027–2051) at 95% Tax Collections		
Based on the 2026 Taxable Assessed Valuation	$0.82	
Based on Estimated Taxable Valuation as of September 15, 2026	$0.80	
Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2041) at 95% Tax Collections		
Based on the 2026 Taxable Assessed Valuation	$1.01	
Based on Estimated Taxable Valuation as of September 15, 2026	$0.98	

(a) The debt service tax rate is composed of a $0.5925 tax rate to pay debt service on bonds issued by the District for the Utility System and a $0.3350 tax rate to pay debt service on bonds issued by the District for the Road System. The District is authorized to levy separate debt service tax rates for bonds issued for the Utility System and the Road System, both of which are unlimited as to rate or amount.

(b) Requirement of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 5.50%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

(A Political Subdivision of the State of Texas Located within Fort Bend County)

$4,570,000
UNLIMITED TAX BONDS
SERIES 2026

INTRODUCTION

This Official Statement provides certain information with respect to the issuance by Fort Bend County Municipal Utility District No. 182 (the "District") of its $4,570,000 Unlimited Tax Bonds, Series 2026 (the "Bonds").

The Bonds are issued and sold to the initial purchaser of the Bonds (the "Initial Purchaser") pursuant to an order of the Texas Commission on Environmental Quality (the "TCEQ"); an order of the District's Board of Directors (the "Board") authorizing the issuance of the Bonds (the "Bond Order"); elections held on May 12, 2007 and May 10, 2014; and Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas ("Texas"), including Chapters 49 and 54, Texas Water Code, as amended.

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from Bond Counsel (herein defined) at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046 or during the offering period from the Financial Advisor (herein defined) at 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056 upon payment of reasonable copying, mailing, and handling charges.

THE BONDS

General

The Bonds are dated December 1, 2026 (the "Dated Date"), and will accrue interest from the date of delivery, which is expected to be on or about December 17, 2026 (the "Date of Delivery"), with interest payable September 1, 2027, and on each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar (herein defined) to registered owners ("Registered Owners") as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the "Record Date"). The Bonds will be issued in fully registered form only, without coupons, in principal denomination of $5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., nominee for The Depository Trust Company, Jersey City, New Jersey ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in Book-Entry-Only form. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent for the Bonds is Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar").

Redemption Provisions

The Bonds maturing on and after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, and on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

The Paying Agent/Registrar shall give written notice of redemption, by registered mail, overnight delivery, or other comparably secure means, not less than thirty (30) days prior to the redemption date, to each registered securities depository (and to each national information service that disseminates redemption notices) known to the Paying Agent/Registrar, but neither the failure to give such notice nor any defect therein shall affect the sufficiency of notice given to the registered owner as hereinabove stated. The Paying Agent/Registrar may provide written notice of redemption to DTC by facsimile.

The Bonds of a denomination larger than $5,000 may be redeemed in part ($5,000 or any multiple thereof). Any Bond to be partially redeemed must be surrendered in exchange for one or more new Bonds of the same maturity for the unredeemed portion of the principal of the Bonds so surrendered. In the event of redemption of less than all of the Bonds, the particular Bonds to be redeemed shall be selected by the District; if less than all of the Bonds of a particular maturity are to be redeemed; the Paying Agent/Registrar is required to select the Bonds of such maturity to be redeemed by lot.

Registration, Transfer and Exchange

In the event the Book-Entry-Only System is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar in Houston, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the registered owner of the Bonds (the "Bondholder(s)"). The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Bondholder or assignee of the Bondholder within not more than three (3) business days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of $5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Record Date for Interest Payment

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

Mutilated, Lost, Stolen or Destroyed Bonds

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

Replacement of Paying Agent/Registrar

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar by the District. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a national or state banking institution, a corporation organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority, to act as paying agent for the Bonds.

Source of Payment

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants to levy and annually assess and collect in due time, form, and manner, and at the same time as other District taxes are assessed, levied, and collected, in each year, beginning with the current year, one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property within the District, sufficient to pay the interest on the Bonds as the same becomes due and to pay each installment of the principal of the Bonds as the same matures, with full allowance being made for delinquencies and cost of collection. In the Bond Order, the District covenants that said taxes are irrevocably pledged to the payment of the interest and principal of the Bonds and any parity bonds hereinafter issued. The Bonds are obligations of the District and are not the obligations Fort Bend County, Texas (the "County"); the City of Fulshear, Texas (the "City"); the State of Texas; or any entity other than the District.

Payment Record

The District has never defaulted on the timely payment of principal and interest on its previously issued bonds. See "THE BONDS—Source of Payment."

Authority for Issuance

The Bonds constitute the ninth (9th) series of unlimited tax bonds issued by the District for the purpose of acquiring or constructing the Utility System (herein defined). Voters within the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System. Voters within the District authorized a total of $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, voters within the District have authorized a total of $34,450,000 principal amount of unlimited tax bonds for the construction of park and recreational facilities to serve the District (the "Park System").

Following the issuance of the Bonds, $185,825,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System, and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters within the District also voted $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds. The Bonds, when issued, will constitute valid and binding obligations of the District, payable from the proceeds of one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See "THE BONDS—Source of Payment."

The Bonds are issued pursuant to an order of the TCEQ; the Bond Order; elections held on May 12, 2007, and May 10, 2014; and Article XVI, Section 59 of the Texas Constitution and the general laws of Texas, including Chapters 49 and 54, Texas Water Code, as amended.

Outstanding Bonds

The District has previously issued the following bonds for the purpose of acquiring or constructing water, wastewater, and drainage infrastructure to serve the District (the "Utility System"): $15,970,000 Unlimited Tax Bonds, Series 2016; $9,525,000 Unlimited Tax Bonds, Series 2018; $14,765,000 Unlimited Tax Bonds, Series 2019; $11,540,000 Unlimited Tax Bonds, Series 2020; $23,300,000 Unlimited Tax Bonds, Series 2021; $20,250,000 Unlimited Tax Bonds, Series 2023; $26,360,000 Unlimited Tax Bonds, Series 2024; and $8,195,000 Unlimited Tax Bonds, Series 2025. As of the delivery of the Bonds, a total of $111,730,000 principal amount of said bonds will remain outstanding (the "Outstanding Utility Bonds"). The District has previously issued the

following bonds for the purpose of acquiring or constructing road infrastructure to serve the District (the "Road System"): $5,725,000 Unlimited Tax Road Bonds, Series 2017; $4,075,000 Unlimited Tax Road Bonds, Series 2021; $37,760,000 Unlimited Tax Road Bonds, Series 2022; and $20,500,000 Unlimited Tax Road Bonds, Series 2023. As of the delivery of the Bonds, a total of $60,880,000 principal amount of said bonds will remain outstanding (the "Outstanding Road Bonds"). The Outstanding Utility Bonds and the Outstanding Road Bonds are collectively referred to herein as the "Outstanding Bonds."

Funds

The Bond Order confirms the District's fund for debt service on the Bonds and any additional unlimited tax bonds issued by the District for the System (the "Utility System Debt Service Fund"). The Utility System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Utility Bonds, the Bonds, and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Outstanding Utility System Bonds, the Bonds, and any of the District's other duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts on deposit in the Utility System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Outstanding Utility System Bonds, the Bonds, and any additional bonds for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on the Contract Revenue Bonds or bonds issued by the District for the Road System, including the Outstanding Road Bonds. The funds in the Road System Debt Service Fund (the "Road System Debt Service Fund") are pledged only to pay the debt service on unlimited tax bonds issued by the District for the Road System, including the Outstanding Road Bonds, and not the Contract Revenue Bonds or bonds issued for the System, such as the Bonds and the Outstanding Utility Bonds.

Issuance of Additional Debt

Voters in the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System and $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, the voters in the District have authorized a total of $34,450,000 principal amount of unlimited tax bonds the Park System. Following the issuance of the Bonds, $185,825,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters in the District also voted $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds.

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized by the District's voters or the amount ultimately issued by the District. See "INVESTMENT CONSIDERATIONS—Future Debt."

Following the issuance of the Bonds, the District will owe D.R. Horton – Texas, Ltd., a Texas Limited partnership ("D.R. Horton" or the "Developer"), approximately $48,552,043 for District projects for the Utility System, the Road System and the Park System, the funds of which were advanced by the Developer.

Based on present engineering cost estimates and on development plans supplied by the Developer, in the opinion of the District's consulting engineer, LJA Engineering, Inc. (the "Engineer"), following the issuance of the Bonds, the District will have adequate authorized but unissued bonds to repay the Developer the remaining amounts owed for the existing utility facilities, and to finance the extension of the Utility System and Road System to serve the remaining undeveloped land within the District. See "DEVELOPMENT WITHIN THE DISTRICT," "THE SYSTEM," and "INVESTMENT CONSIDERATIONS—Future Debt."

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

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

Bondholders' Remedies

The Bond Order contains a covenant that while any part of the Bonds is outstanding, there shall be assessed, levied, and collected one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property within the District, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds, and any additional tax bonds when due and to pay the expenses necessary in collecting taxes. Texas law and the Bond Order provide that in the event that the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make debt service payments, or defaults in the observance or performance of any of the covenants, conditions, or obligations set forth in the Bond Order, any Bondholder shall be entitled at any time to a writ of mandamus from a court of competent jurisdiction compelling and requiring the Board to observe and perform any covenant, obligation, or condition prescribed by the Bond Order. Such right is in addition to all other rights the Bondholders may be provided by the laws of Texas.

Except for mandamus, the Bond Order does not specifically provide for remedies to a Bondholder in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Bondholders. There is no acceleration of maturity of the Bonds in the event of default. Consequently, the remedy of mandamus is a remedy which may have to be relied upon from year to year by the Bondholders. Even if the Bondholders could obtain a judgment against the District, such judgment could not be enforced by direct levy and execution against the District's property. Further, the Bondholders cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Certain traditional legal remedies also may be unavailable. The enforceability of the rights and remedies of the Bondholders may be further limited by federal bankruptcy laws, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District.

Annexation

Chapter 42, Local Government Code, provides that, within the limits described therein, the unincorporated area contiguous to the corporate limits of any municipality comprises that municipality's extraterritorial jurisdiction ("ETJ"). The size of an ETJ depends in part on the municipality's population. With certain exceptions, a municipality may annex territory only within the confines of its ETJ. When a municipality annexes additional territory, the municipality's ETJ expands in conformity with such annexation.

The District lies within the ETJ of the City, a home rule municipality. The District may not be annexed for full purposes by the City except as may be specifically authorized by Chapter 43, Local Government Code, as amended. Any authorized annexation is subject to compliance by the City with various requirements of Chapter

43, Local Government Code. Such requirements include the requirement that the City hold an election in the District whereby the qualified voters of the District approve the proposed annexation. Further, if the voters in the area to be annexed do not own more than 50% of the land in the area, a petition signed by more than 50% of the landowners consenting to the annexation is also required. If the District is annexed, the City must assume the District's assets and obligations (e.g., the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. 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 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 the annexation occur.

Defeasance

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

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

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

Legal Investment and Eligibility to Secure Public Funds in Texas

Section 49.186 of the Texas Water Code is applicable to the District and provides:

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

and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

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

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

BOOK-ENTRY-ONLY SYSTEM

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

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

DTC will act as securities depository for the securities. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each of the Bonds, each in the aggregate principal amount of such issue, 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 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the 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 ownership interest of each actual purchase of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however,

expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the Book-Entry-Only System for the Bonds in 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 Money Market Instrument ("MMI") Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issue as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

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

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

The information in the section concerning DTC and DTC's Book-Entry-Only System has been obtained from sources that District believes to be reliable, but 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-Only form, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to registered owners under the Bond Order will be given only to DTC.

USE AND DISTRIBUTION OF BOND PROCEEDS

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

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

CONSTRUCTION COSTS		
1.	WS&D to Serve Tamarron Crossing Sections 3 & 4	$ 1,252,042
2.	Tamarron Section 60 – WS&D	1,144,188
3.	Tamarron Parkway Phase 4 – WS&D	384,658
4.	SWPP (Items 1-3)	40,071
5.	Engineering (Items 1-3)	297,477
6.	Geotechnical Testing (Items 1-3)	25,085
	TOTAL CONSTRUCTION COSTS	**$ 3,143,522**
NON-CONSTRUCTION COSTS		
1.	Legal Fees	$ 101,400
2.	Fiscal Agent Fees	91,400
3.	Developer Interest	1,001,701
4.	Bond Discount (Estimated 2.00%)	91,400
5.	Bond Issuance Expenses	54,582
6.	Bond Application Report	70,000
7.	Attorney General Report	4,570
8.	TCEQ Bond Issuance Fee	11,425
	TOTAL NON-CONSTRUCTION COSTS	**$ 1,426,478**
	TOTAL ISSUANCE COSTS AND FEES	**$ 4,570,000**

THE DISTRICT

General

The District is a political subdivision of the State of Texas, operating as a municipal utility district pursuant to Article XVI, Section 59 of the Texas Constitution and Chapter 8176 of the Texas Special District Local Laws Code. The District is vested with all the rights, privileges, authority and functions conferred by the laws of the State of Texas applicable to municipal utility districts, including without limitation to those conferred by Chapters 49 and 54, Texas Water Code, as amended. The District is subject to the continuing supervision of the TCEQ.

The District is empowered to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water, among other things. The District is also empowered to finance certain road improvements, and park and recreational facilities as long as they meet the Fort Bend County, Texas (the "County") and City criteria. The District may also provide solid waste collection and disposal service and operate, maintain and construct recreational facilities.

Description

The District encompasses approximately 1,283.51 acres and is entirely within the County and the extraterritorial jurisdiction ("ETJ") of the City, and partially within Lamar Consolidated Independent School District ("LCISD") and Katy Independent School District ("KISD").

Location

The District is within the County, approximately thirty (30) miles west of the downtown of the City of Houston, Texas ("Houston"). The District is approximately three (3) miles south of the intersection of Interstate 10 and FM 1463, and approximately five (5) miles west of the intersection of State Highway 99 and Westheimer Parkway. The District is bordered by FM 1463 on the east and Texas Heritage Parkway to the west, which provide direct access for residents. A majority of the property within the District is within LCISD, and a minority of the property within the District is within KISD. All of the property within the District is within the ETJ of the City.

Management of the District

- Board of Directors -

The District is governed by a board, consisting of five directors (the "Board"), which has control over and management and supervision of all affairs of the District. Directors serve staggered four-year terms, with elections held in May of each even numbered year. All of the directors own property in the District. The present members and officers of the Board listed below:

Name	Position	Term Expires May
John La Rocca	President	2028
Hadier Shenewa	Vice President	2030
Jorge Garcia	Secretary	2030
Timothy Gebauer	Assistant Secretary	2028
Robert Philo	Assistant Secretary	2030

- Consultants -

Tax Assessor/Collector: The District's tax assessor/collector is Assessments of the Southwest, Inc. (the "Tax Assessor/Collector"). Such firm serves as tax assessor/collector for approximately 50 other taxing jurisdictions. The Tax Assessor/Collector applies the District's tax levy to tax rolls prepared by the Appraisal District and bills and collects such levy.

Bookkeeper: The District's bookkeeper is Myrtle Cruz, Inc. Such firm acts as bookkeeper for approximately 140 utility districts.

System Operator: The District's current operator is Si Environmental, LLC. Such firm acts as operator for approximately 40 utility districts.

Auditor: As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audited financial statements are filed with the TCEQ. McGrath & Co., PLLC audited the financial statements of the District for the fiscal year ended June 30, 2026. See "APPENDIX A."

Engineer: The consulting engineer retained by the District in connection with the design and construction of the District's facilities is LJA Engineering, Inc. (the "Engineer").

Bond & General Counsel: The District has engaged Coats Rose, P.C., Houston, Texas, as bond counsel ("Bond Counsel") in connection with the issuance of the Bonds. The fees of Bond Counsel are contingent upon the sale and delivery of the Bonds. Coats Rose, P.C., Houston, Texas, also serves as the District's general counsel.

Disclosure Counsel: The District has engaged Orrick, Herrington & Sutcliffe LLP, Houston, Texas, ("Disclosure Counsel") as Disclosure Counsel in connection with the issuance of the Bonds. The fees of Disclosure Counsel are contingent upon the sale and delivery of the Bonds.

Financial Advisor: Cedar Creek Municipal Advisors LLC is engaged as the financial advisor (the "Financial Advisor") to the 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 employed by the District and has participated in the preparation of this Official Statement; however, the Financial Advisor is not obligated to undertake, and has not undertaken to make an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement that has been supplied or provided by third parties.

DEVELOPER AND PRINCIPAL LANDOWNER

The Role of a Developer

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

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

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

Developer and Principal Landowner

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

Certain financial information concerning the Developer is included as part of the consolidated financial statements of D.R. Horton, Inc. However, D.R. Horton, Inc. is not legally obligated to provide funds for the development of the District, to provide funds to pay taxes on property within the District owned by the Developer, or to pay any other obligations of the Developer. Further, neither the Developer nor D.R. Horton, Inc. is responsible for, is liable for or has made any commitment for payment of the Bonds or other obligations of the District, and the inclusion of such financial statements and description of financial arrangements herein should not be construed as an implication to that effect. Neither the Developer nor D.R. Horton, Inc. has any legal commitment to the District or owners of the Bonds to continue development of the land within the District and the Developer may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the financial condition of the Developer and D.R. Horton, Inc. is subject to change at any time. Because of the foregoing, financial information concerning the Developer and D.R. Horton, Inc. will neither be updated nor provided following issuance of the Bonds, except as described under "CONTINUING DISCLOSURE OF INFORMATION."

As of October 1, 2026, D.R. Horton owned approximately 0 model homes, approximately 0 houses, and all of the remaining undeveloped land within the District.

The Developer has obtained financing of upfront proceeds for the eligible reimbursements in the development from proceeds of $29,994,501 of bonds issued by the National Finance Authority (the "NFA Bonds"), which are secured in part by the sale and assignment of Developer's right to receive proceeds from the future sale of unlimited tax bonds issued by the District. The District delivered a Letter of Representations and Certifications for Tax Purposes to the NFA with respect to the issuance of the NFA Bonds. According to the Developer, Developer is currently in compliance with all material representations and certifications made with respect to the NFA Bonds and has made the necessary certifications required by the Texas Attorney General ensuring the proceeds of the Bonds are being used for lawful purposes authorized under Texas law.

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DEVELOPMENT WITHIN THE DISTRICT

Current Status of Development

Approximately 1,084 acres (3,622 lots) within the District have been developed as the single-family residential subdivisions of Tamarron, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 43, 44, 53, 54, 57 and 60. As of October 1, 2026, the District consisted of 3,514 completed homes (3,473 occupied and 41 unoccupied homes); 8 homes under construction; 100 vacant developed lots; 121 lots under development; and 0 lots under design. In addition, the District contains approximately 155 undeveloped but developable acres and approximately 45 undevelopable acres.

Homebuilders Active Within the District

D.R. Horton is the active homebuilder within the District. Prices of new homes being constructed within the District range from approximately $299,990 to in excess of approximately $341,990. Homes range in square footage from approximately 1,820 square feet to more than approximately 2,275 square feet.

Approximately 220 homes within the District were sold in 2015; approximately 60 homes were sold in 2016; approximately 284 homes were sold in 2017; approximately 281 homes were sold in 2018; approximately 332 homes were sold in 2019; approximately 501 were sold in 2020; approximately 636 homes were sold in 2021; approximately 308 homes were sold in 2022; approximately 413 homes were sold in 2023; approximately 247 homes were sold in 2024; approximately 33 homes were sold in 2025; and approximately 146 homes have been sold through October, 2026.

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PHOTOGRAPHS TAKEN WITHIN THE DISTRICT

(October 2026)





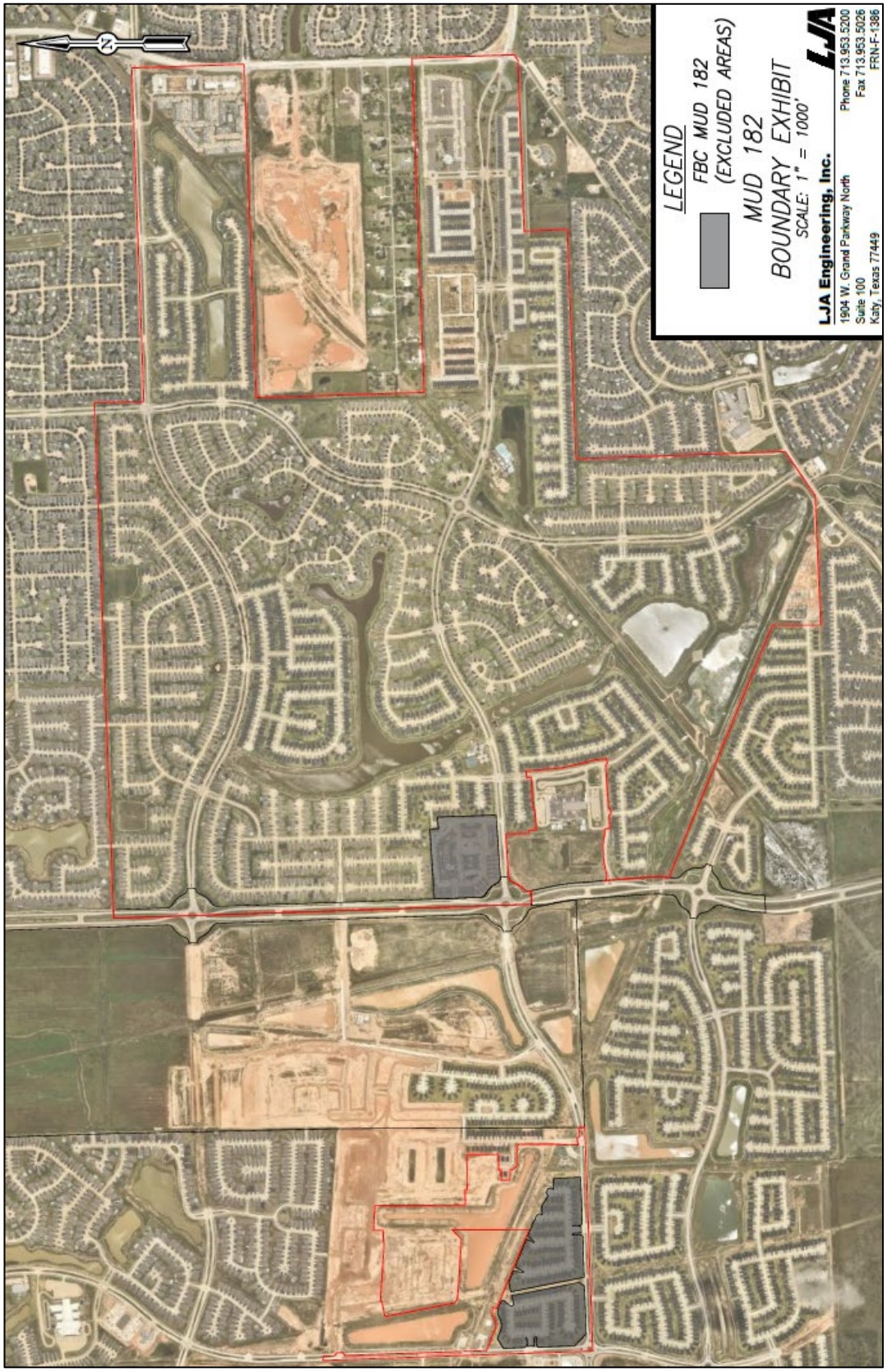








AERIAL PHOTOGRAPH OF THE DISTRICT



TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds (and any future tax-supported bonds which may be issued from time to time as authorized). Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, in an amount not to exceed $1.50 per $100 of assessed valuation for operation and maintenance purposes. The Board levied a 2026 tax rate of $0.1425 per $100 of assessed valuation for maintenance and operations purposes.

Tax Rate Limitation

Debt Service:	Unlimited (no legal limit as to rate or amount).
System Maintenance:	$1.50 per $100 of Assessed Valuation.
Road System Maintenance:	$1.50 per $100 of Assessed Valuation.
Parks and Recreational Maintenance:	$0.10 per $100 of Assessed Valuation.

Debt Service Tax

The Board covenants in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, taxes adequate to provide funds to pay the principal of and interest on the Bonds. For the 2026 tax year, the District levied a tax rate of $0.5925 per $100 of assessed valuation to pay debt service on bonds issued for the Utility System and a tax rate of $0.3350 per $100 of assessed valuation to pay debt service on bonds issued for the Road System.

Maintenance and Operations Tax

Under Texas law, the Board is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations if authorized by its voters. On May 12, 2007, the Board was authorized to levy such a maintenance and operations tax for water, sanitary sewer drainage and storm sewer facilities in an amount not to exceed $1.50 per $100 of assessed valuation. For the 2026 tax year, the District levied a tax rate of $0.1425 per $100 of assessed valuation for maintenance and operations purposes. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonded indebtedness.

Tax Exemption

As discussed in the section entitled "TAXING PROCEDURES," certain property within the District may be exempt from taxation by the District. For the 2026 tax year, the District granted a residential homestead exemption to persons 65 years of age or older and to certain other disabled persons in the amount of $40,000. See "TAXING PROCEDURES—Property Subject to Taxation by the District."

Additional Penalties

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

Historical Tax Collections

The following table illustrates the collection history of the District for the 2021–2026 tax years:

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Collections Current Year	Current Year Ended 09/30	Collections 09/30/2026
2021	$634,101,705	1.27	$ 8,053,092	98.96%	2022	99.86%
2022	954,777,885	1.17	11,170,901	99.21	2023	99.85
2023	1,236,674,854	1.07	13,232,421	98.90	2024	99.81
2024	1,320,885,351	1.07	14,133,473	99.15	2025	99.71
2025	1,331,930,904	1.07	14,251,661	99.06	2026	99.23
2026	1,334,208,759	1.07	14,276,034	(b)	2027	(b)

(a) Tax rate per $100 of assessed valuation.
(b) In process of collections. Taxes for the 2026 tax year are due without penalty by January 31, 2027.

Tax Rate Distribution

	2026	2025	2024	2023	2022
Utility System Debt Service	$ 0.5925	$ 0.600	$ 0.545	$ 0.445	$ 0.460
Road System Debt Service	0.3350	0.325	0.325	0.370	0.410
Maintenance and Operations	0.1425	0.145	0.200	0.255	0.300
Total	$ 1.0700	$ 1.070	$ 1.070	$ 1.070	$ 1.170

Analysis of Tax Base

The following table illustrates the District's total assessed value in the tax years 2022–2026 by type of property.

Type of Property	2026 Taxable Assessed Valuation (a)	2025 Taxable Assessed Valuation	2024 Taxable Assessed Valuation	2023 Taxable Assessed Valuation	2022 Taxable Assessed Valuation
Land	$ 276,547,479	$ 252,064,365	$ 250,992,935	$ 179,985,679	$ 170,835,203
Improvements	1,126,446,940	1,133,095,497	1,133,711,239	1,183,741,226	869,394,905
Personal Property	437,537	3,974,098	3,820,634	4,223,489	2,044,100
Exemptions	(72,938,847)	(57,203,056)	(67,639,457)	(131,275,540)	(87,496,323)
Total	$ 1,330,493,109	$ 1,331,930,904	$1,320,885,351	$1,236,674,854	$ 954,777,885

(a) Exclusive of $3,305,555 of uncertified value, which is 95% of the value under review by the Appraisal Review Board as of certification.

Principal Taxpayers

The following represents the principal taxpayers, type of property, and their assessed values as of January 1, 2026:

Taxpayer	Type of Property	Assessed Valuation 2026 Tax Roll	% of Tax Roll
At Tamarron One LLC & At Two LLC (a)(b)	Land & Improvements	64,407,686	4.84%
Fount Acquisitions I LLC Etal	Land & Improvements	52,798,341	3.97%
COMREF Tamarron LLC (a)	Land & Improvements	49,660,832	3.73%
DHI Commercial Tamarron LLC (a)	Land & Improvements	7,289,625	0.55%
Tamarron Developers Inc (a)	Land & Improvements	3,477,090	0.26%
D R Horton - Texas LTD (a)	Land & Improvements	3,131,286	0.24%
Guoli Li Revocable Trust	Land & Improvements	1,539,162	0.12%
Homeowner	Personal Property	1,510,247	0.11%
Homeowner	Personal Property	1,268,123	0.10%
Homeowner	Personal Property	1,232,174	0.09%
Total		$186,314,566	
% of Respective Tax Roll			14.00%

(a) See "DEVELOPER AND PRINCIPAL LANDOWNER—Developer and Principal Landowner."
(b) It is expected that At Tamarron One LLC & At Two LLC will be 41.1% exempt from ad valorem taxation for tax year 2026 and 100% exempt from ad valorem taxation commencing in the 2027 tax year; however, the Appraisal District records do not currently reflect the exemption.

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per $100 assessed valuation that would be required to meet certain debt service requirements if no growth in the District occurs beyond the 2026 Taxable Assessed Valuation ($1,334,208,759) or the Estimated Taxable Valuation as of September 15, 2026 ($1,368,984,681). The calculations assume collection of 95% of taxes levied and the sale of no additional bonds by the District except the Bonds:

Combined Estimated Average Annual Debt Service Requirements (2027–2051)	$10,290,392
Tax Rate of $0.82 on the 2026 Taxable Assessed Valuation produces	$10,393,486
Debt Service Tax Rate of $0.80 on the Estimated Taxable Valuation as of September 15, 2026, produces	$10,404,284
Combined Estimated Maximum Debt Service Requirement (2041)	$12,697,325
Tax Rate of $1.01 on the 2026 Taxable Assessed Valuation produces	$12,801,733
Debt Service Tax Rate of $0.98 on the Estimated Taxable Valuation as of September 15, 2026, produces	$12,745,247

Estimated Overlapping Taxes

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

Set forth below is a compilation of all 2026 taxes levied by such jurisdictions per $100 of assessed valuation. The table below does not include any future debt service tax rate that may be levied as a result of the issuance of the Bonds (see "TAX DATA—Debt Service Tax"). Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

Taxing Jurisdiction	2026 Tax Rate Per $100 of Assessed Value (a)	2026 Tax Rate Per $100 of Assessed Value (b)
The District	$1.070000	$1.070000
Fort Bend County	0.412000	0.412000
Fort Bend County Drainage District	0.010000	0.010000
Lamar Consolidated Independent School District	1.146900	-
Katy Independent School District	-	1.117100
Fort Bend County ESD No. 4	0.097567	0.097567
Total 2026 Tax Rate	$2.736467	$2.706667

(a) Total overlapping tax rate for the portions of the District within LCISD.
(b) Total overlapping tax rate for the portions of the District within KISD.

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and are not obligations of the State of Texas; Fort Bend County, Texas, the City, or any other political subdivision, will be secured by a continuing direct annual ad valorem property tax, without legal limitation as to rate or amount, on all taxable property located within the District. (See "THE BONDS—Source of Payment"). The ultimate security for payment of principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The collection by the District of delinquent taxes owed to it and the enforcement by the registered owners of the District's obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of property within the District will accumulate or maintain taxable values sufficient to justify continued payment by property owners or that there will be a market for the property.

Factors Affecting Taxable Values and Tax Payments

Economic Factors: The rate of development within the District is directly related to the vitality of the residential housing industry in Fort Bend County, Texas. New residential housing construction can be significantly affected by factors such as general economic activity, interest rates, credit availability, energy costs, construction costs, the level of unemployment and consumer demand. Decreased levels of such construction activity would restrict the growth of property values in the District. The District cannot predict the pace or magnitude of any future development in the District. The economy of Fort Bend County, Texas, and the southeast Texas regional area is largely dependent on the petrochemical industry. Fluctuations in the price of oil and related products have the potential to negatively affect the economy of Fort Bend County, Texas, and the southeast Texas region and likewise negatively affect housing prices, assessed valuations and continued development in southeast Texas, Fort Bend County, Texas, and the District. The District can make no prediction on what effect current or future oil prices may have on housing prices, assessed valuations and continued development in southeast Texas, Fort Bend County, Texas, or the District. See "DEVELOPMENT WITHIN THE DISTRICT."

Location and Access: The District is located in north Fort Bend County, Texas, approximately 30 miles west of the downtown of the City of Houston, Texas. The District is approximately three miles south of the intersection of Interstate 10 and FM 1463 and approximately five miles west of the intersection of State Highway 99 and Westheimer Parkway. The District is bordered by FM 1463 on the east and Texas Heritage Parkway to the west, which provides direct access for residents. All of the property is within LCISD and KISD and lies within the ETJ of the City. Many of the single-family developments with which the District competes are in a more developed state and have lower taxes. As a result, particularly during times of increased competition, the Developer within the District may be at a competitive disadvantage to the developers in other single-family projects located closer to major urban centers or in a more developed state. See "THE DISTRICT" and "DEVELOPMENT WITHIN THE DISTRICT."

Competition: The demand for and construction of taxable improvements in the District could be affected by competition from other developments near the District. In addition to competition for new single-family home sales from other developments, there are numerous previously-owned single-family homes in more established commercial centers and neighborhoods closer to the City of Houston, Texas, that are for sale. Such existing developments could represent additional competition for new development proposed to be constructed within the District.

The competitive position of the Developer in the sale of land, and the sale or leasing of residences is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

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 Developer 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 Developer or homebuilders.

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

Maximum Impact on District Tax Rates: Assuming no further development or construction of taxable improvements, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2026 Taxable Assessed Valuation is $1,334,208,759. After issuance of the Bonds, the combined estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be $12,697,325 (2041) and the combined estimated average annual debt service requirements on the Bonds and the Outstanding Bonds will be $10,290,392 (2027–2051). Assuming no increase to, nor decrease from the 2026 Taxable Assessed Valuation of $1,334,208,759, tax rates of $1.01 and $0.82 per $100 of assessed valuation at a 95% tax collection rate would be necessary to pay the combined estimated maximum annual debt service requirement and the combined estimated average annual debt service requirement, respectively. Assuming no increase to, nor decrease from the Estimated Taxable Valuation of $1,368,984,681, tax rates of $0.98 and $0.80 per $100 of assessed valuation at a 95% tax collection rate would be necessary to pay the combined estimated maximum annual debt service requirement and the combined estimated average annual debt service requirement, respectively.

Limitation to Bondholders' Remedies

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

Bankruptcy Limitation to Bondholders' Rights

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

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

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan was confirmed by the bankruptcy court, it could, among other things, affect the Beneficial Owners by reducing or eliminating the interest rate or the principal amount, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Beneficial Owners' claims against the District.

The District may not be placed into bankruptcy involuntarily.

Environmental Regulations

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

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

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can

increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues: Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the Texas Commission on Environmental Quality (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.

On October 7, 2022, the EPA published final notice reclassifying the HGB Area from "serious" to "severe" under the 2008 Ozone Standard, effective November 7, 2022. The "severe" nonattainment area classification provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels. The attainment deadline for the HGB Area under the 2008 Ozone Standard is July 20, 2027.

The HGB Area is currently designated as a "serious" nonattainment area under the 2015 Ozone Standard, effective November 7, 2022. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties. The attainment deadline for the HGB Area under the 2015 Ozone Standard is August 3, 2027.

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

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

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

Pursuant to the federal Safe Drinking Water Act ("SDWA") and the EPA's National Primary Drinking Water Regulations ("NPDWRs"), which are implemented by the TCEQ's Water Supply Division, a municipal utility district's provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency's rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established NPDWR for a six (6) Per- and

Polyfluoroalkyl Substances ("PFAS"), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

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

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

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

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 CPA and USACE issued a final rule amending the definition of "waters of the United States" under the CWA to conform with the Supreme Court of the United States decision.

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

National Weather Service Atlas 14 Rainfall Study

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

Impact of Natural Disaster

The District is located near the Texas Gulf Coast and, as it has in the past, could be impacted by wide-spread fires, earthquakes, or weather events such as hurricanes, tornadoes, tropical storms, or other severe weather events that could produce high winds, heavy rains, hail, and flooding. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the District or an increase in the District's tax rates.

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

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 District. The District cannot predict the impact that negative conditions in the oil industry will have on property values in the District.

Marketability

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

Cybersecurity

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

Bond Insurance Risk Factors

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

In the event of default of the payment of principal or interest with respect to the 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 District which is recovered by the District from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy; however, such payments will be made by the provider of the Policy (the "Insurer") at such time and in such amounts as would have been due absent such prepayment by the District unless the bond insurer chooses to pay such amounts at an earlier date.

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

In the event the Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the 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 Insurer and its claim paying ability. The 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 Insurer and of the ratings on the Bonds insured by the Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See "MUNICIPAL BOND INSURANCE."

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

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

Continuing Compliance with Certain Covenants

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

Future Debt

Following the issuance of the Bonds, $185,825,000 principal amount of unlimited tax bonds for the Utility System; $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System; $65,240,000 principal amount of unlimited tax bonds for the Road System; $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System; $34,450,000 principal amount of unlimited tax bonds for the Park System; and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System will remain authorized and unissued. The District also has the right to issue certain other additional bonds and other obligations, as described in the Bond Order. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

Following the issuance of the Bonds, the District will owe the Developer, approximately $48,552,043 for District projects for the Utility System, the Road System and the Park System, the funds of which were advanced by the Developer.

Approval of the Bonds

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

Consolidation

Under Texas Law, the District may be consolidated with other municipal utility districts, with the assets and liabilities of the consolidated districts belonging to the consolidated district. No representation is made that the District will ever consolidate with one or more other districts, although no consolidation is presently contemplated by the District.

Tax Collection Limitations

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

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.

The 90th Texas Legislature

The regular sessions of the 90th Texas Legislature (the "Legislature") is scheduled to commence on January 12, 2027. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor may call one or more special sessions, at the Governor's discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. Texas Governor Greg Abbott has identified on his agenda property tax relief as a legislative priority. The District cannot predict the likelihood of legislative property tax reform at the legislative level or the impacts therefrom, if implemented.

THE SYSTEM

General

The water, wastewater, and drainage facilities, the purchase, acquisition, and construction of which have been financed by the District with the Outstanding Bonds and a portion of proceeds of the Bonds, have been designed in accordance with accepted engineering practices and the recommendation of certain governmental agencies having regulatory or supervisory jurisdiction over construction and operation of such facilities, including among others, the TCEQ. According to the Engineer, the design of all such facilities has been approved by all governmental agencies, which have jurisdiction over the District.

Description of the System

- Water Supply and Distribution -

The District has entered into a joint water plant agreement with Fort Bend County Municipal Utility District No. 188 ("MUD 188") for the joint construction, expansion, operation and maintenance of the water plant facilities (the "Joint Water Plant Agreement"). Pursuant to the Joint Water Plant Agreement, MUD 188 operates and maintains the water supply facilities on behalf of MUD 188 and the District, including Water Plant No. 1 and Water Plant No. 2. The District receives all water service from Water Plant No. 1. Water Plant No. 1 currently consists of an onsite well with a capacity of 400 gallons per minute (gpm), two (2) remote wells with capacities of 1,350 gpm and 1,500 gpm, two 30,000 gallon and one 20,000-gallon hydro-pneumatic tank, a 1,500,000-gallon ground storage tank, and 8,300 gpm in booster pump capacity. The District currently has capacity to serve 4,062 equivalent single-family connections ("ESFCs"). The District currently owns 100% of Water Plant No. 1.

The District is within the boundaries of the Fort Bend Subsidence District ("FBSD"), which regulates groundwater withdrawal. The District's authority to pump groundwater is subject to an annual permit issued by the FBSD. On September 24, 2003, the FBSD issued a Direct Regulatory Plan (the "Plan") to reduce groundwater withdrawal through conversion to surface water or other alternative water sources in certain areas within the FBSD's jurisdiction. Under the Plan, the District was required to have a groundwater reduction

plan ("GRP") approved by the FBSD by the beginning date of the District's permit term in 2008, or pay a disincentive fee for any groundwater withdrawn in excess of 70% of the District's total water demand. Additional disincentive fees would be imposed under the Plan if the District's withdrawal exceeds 70% of the total water demand beginning in January 2013, and if it exceeds 40% of the total water demand beginning in January 2030.

- Wastewater Treatment and Conveyance System -

The District has entered into a joint WWTP agreement with MUD 188 for the joint construction, expansion, operation and maintenance of the WWTP facilities (the "Joint WWTP Agreement"). Pursuant to the Joint WWTP Agreement, MUD 188 operates and maintains the WWTP facilities on behalf of MUD 188 and the District. Pursuant to the District's wastewater treatment plant ("WWTP") Permit (No. WQ0014758001), the District currently receives wastewater treatment services from a leased 900,000 gpd WWTP, which is sufficient to serve approximately 4,000 ESFCs, which supports the connections used to determine the certified value proposed in this bond issue. Currently, flow at the wastewater treatment plant is approximately 417,600 gpd, which is 46.4% of the WWTP's average daily capacity. With the completion of Phase 5 of the WWTP, the plant was expanded to 1,500,000 gpd with an overall capacity of 6,666 ESFCs. The District currently owns 100% of the capacity of the first 4 Phases of the WWTP facilities, and 79.20% of the total WWTP capacity.

- Drainage -

Stormwater drainage from the District discharges into a detention pond through a storm sewer system. The detention ponds outfalls to Flewellen Creek. A minority of the District is within a separate watershed and outfalls into the Cinco Ranch North West's Detention System.

- Roads -

The roads within the District vary in width in accordance with standards adopted by Fort Bend County, Texas, but are sized to accommodate the anticipated traffic demands of full build-out of the property within the District.

Subsidence and Conversion to Surface Water Supply

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, Texas (including the District), and a small portion of Harris County, Texas. The Authority has entered into a Water Supply Contract with Houston to obtain treated surface water from Houston. The Authority has developed a GRP and obtained FBSD approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with FBSD regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District is included within the Authority's GRP.

The Authority, among other powers, has the power to: (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees imposed on the District for groundwater pumped by the District), user fees, rates, charges, and special assessments as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, $4.55 per 1,000 gallons based on the amount of groundwater pumped.

Under the FBSD District regulations and the GRP, the Authority is required to: (i) limit groundwater withdrawals to no more than 70% of the total water demand of the water users within the Authority's GRP, beginning January 2013; and (ii) limit groundwater withdrawals to no more than 40% of the total water demand of the water users within the Authority's GRP, beginning January 2030. If the Authority fails to comply with the above FBSD regulations, the Authority is subject to a substantial disincentive fee penalty of $6.50 per 1,000 gallons ("Disincentive Fees") imposed by the FBSD for any groundwater withdrawn in excess of 40% of the total water demand in the Authority's GRP. In the event of such Authority failure to comply, the FBSD may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

Historical Operations of the System

The following statement sets forth in condensed form the results of operation of the Utility System. For the fiscal years ended 2022–2026, the summary below has been prepared by the Financial Advisor for inclusion herein based upon information obtained from the District's audited financial statements. Reference is made to such statements for further and more complete information. See "APPENDIX A."

	Fiscal Year Ending June 30				
Revenues	2026	2025	2024	2023	2022
Water Service	1,080,702	1,063,242	1,010,162	987,716	926,299
Sewer Service	1,878,307	1,801,665	1,654,831	1,520,522	1,301,524
Property Taxes	1,934,528	2,606,711	3,171,326	2,891,007	3,461,082
Penalties and Interest	70,958	60,873	63,963	53,902	53,110
Regional Water Authority Fees	1,970,663	1,969,569	2,018,260	1,912,205	1,790,116
Tap Connection and Inspection Fees	612,709	58,973	198,498	382,317	959,937
Participant Billings	1,145,222	950,573	1,106,476	707,346	0
Miscellaneous Revenues	159,072	134,329	222,140	108,328	97,905
Capital Recovery Fees	0	1,800,776			
Investment Revenues	363,743	400,068	394,536	263,862	14,789
Total Revenues	$9,215,904	$10,846,779	$9,840,192	$8,827,205	$8,604,762
Expenditures					
Current Service Operations					
Professional Fees	269,797	251,441	406,038	177,127	233,509
Purchased Services	697,166				
Contracted Services	1,681,523	1,822,163	1,512,291	1,590,859	1,422,761
Repairs & Maintenance	2,946,455	2,719,221	2,511,365	2,890,230	1,992,240
Utilities	373,024	359,243	452,372	235,920	237,191
Regional Water Authority Fees	2,567,847	2,413,834	2,800,844	2,410,786	1,840,570
Administrative	234,645	203,125	185,724	159,123	171,261
Other	6,860	3,721	0	126	587,670
Lease Payments	308,400	262,400	113,400	102,000	102,000
Lease Obligations					
Lease – Principal	363,604	391,154	542,212	325,693	209,237
Lease - Interest	69,896	98,746	138,488	81,607	53,563
Capital					
Capital Outlay	278,497	938,681	106,373	51,354	214,659
Right-to-Use Leased Asset	0	0	0	0	1,781,619
Total Expenditures	$9,797,714	$9,463,729	$8,769,107	$8,024,825	$8,846,280
Revenues Over (Under) Expenditures	($581,810)	$1,383,050	$1,071,085	$802,380	($241,518)
Other financing sources (uses)	$0	$95,859	$0	$0	$1,781,619
Beginning fund balance	10,139,559	8,660,650	7,589,565	6,787,185	5,247,084
Ending fund balance	$9,557,749	$10,139,559	$8,660,650	$7,589,565	$6,787,185

DISTRICT DEBT

2026 Taxable Assessed Valuation	$1,334,208,759	(a)
Estimated Taxable Valuation as of September 15, 2026	$1,368,984,681	(b)
Direct Debt:		
The Outstanding Bonds (as of Date of Delivery)	$ 172,610,000	
The Bonds	4,570,000	
Total	$ 177,180,000	
Estimated Overlapping Debt	$ 118,220,142	(c)
Total Direct and Estimated Overlapping Debt	$ 295,400,142	(c)
Direct Debt Ratio:		
As a percentage of 2026 Taxable Assessed Valuation	13.28 %	
As a Percentage of Estimated Taxable Valuation as of September 15, 2026	12.94 %	
Direct and Estimated Overlapping Debt Ratio:		
As a percentage of 2026 Taxable Assessed Valuation	22.14 %	
As a Percentage of Estimated Taxable Valuation as of September 15, 2026	21.58 %	
Utility System Debt Service Fund (as of October 19, 2026)	$ 3,524,760	(d)
Road System Debt Service Fund (as of October 19, 2026)	$ 1,000,094	(e)
Utility System Capital Projects Fund (as of October 19, 2026)	$ 5,055,808	
Road System Capital Projects Fund (as of October 19, 2026)	$ 362,317	
Operating Fund (as of October 19, 2026)	$ 7,811,807	

(a) Provided by Appraisal District as the certified value as of January 1, 2026 as of certification. See "TAX DATA" and "TAXING PROCEDURES." Such value includes $ 3,305,555 of uncertified value, which is 95% of the value under review by the Appraisal Review Board as of certification. It is expected that At Tamarron One LLC & At Two LLC consisting of $64,407,686 of value will be 41.1% exempt from ad valorem taxation for tax year 2026 and 100% exempt from ad valorem taxation commencing in the 2027 tax year; however, the Appraisal District records do not currently reflect the exemption. See "TAX DATA – Principal Taxpayers."

(b) Provided by the Appraisal District for informational purposes only. This estimate reflects the addition of taxable value resulting from new construction within the District from January 1, 2026 to September 15, 2026. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."

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

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

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

2026 Tax Rate:		
Debt Service	$0.9275	(a)
Maintenance and Operations	0.1425	
Total	$1.0700	
Combined Estimated Average Annual Debt Service Requirement (2027–2051)	$ 10,290,392	(b)
Combined Estimated Maximum Annual Debt Service Requirement (2041)	$ 12,697,325	(b)
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2027–2051) at 95% Tax Collections		
Based on the 2026 Taxable Assessed Valuation	$0.82	
Based on the Estimated Taxable Valuation as of September 15, 2026	$0.80	
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2041) at 95% Collections		
Based on the 2026 Taxable Assessed Valuation	$1.01	
Based on the Estimated Taxable Valuation as of September 15, 2026	$0.98	

(a) The debt service tax rate is composed of a $0.5925 tax rate to pay debt service on bonds issued by the District for the Utility System and a $0.3350 tax rate to pay debt service on bonds issued by the District for the Road System. The District is authorized to levy separate debt service tax rates for bonds issued for the Utility System and the Road System, both of which are unlimited as to rate or amount.

(b) Requirement of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 5.50%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

Pro Forma Debt Service Requirements

The following sets forth the debt service requirements on the Outstanding Bonds, as well as the principal and estimated interest requirements on the Bonds, assuming an interest rate of 5.50%.

Year	Outstanding Debt Service	The Bonds			Total Debt Service
		Principal	Interest	Total	
2027	$11,959,600	$ 160,000	$ 177,341	$ 337,341	$ 12,296,941
2028	11,976,625	95,000	242,550	337,550	12,314,175
2029	11,989,494	100,000	237,325	337,325	12,326,819
2030	11,994,381	105,000	231,825	336,825	12,331,206
2031	12,018,394	110,000	226,050	336,050	12,354,444
2032	12,041,269	115,000	220,000	335,000	12,376,269
2033	12,068,975	120,000	213,675	333,675	12,402,650
2034	12,100,688	130,000	207,075	337,075	12,437,763
2035	12,138,056	135,000	199,925	334,925	12,472,981
2036	12,172,650	145,000	192,500	337,500	12,510,150
2037	12,202,838	150,000	184,525	334,525	12,537,363
2038	12,243,488	160,000	176,275	336,275	12,579,763
2039	12,282,544	165,000	167,475	332,475	12,615,019
2040	12,326,481	175,000	158,400	333,400	12,659,881
2041	12,363,550	185,000	148,775	333,775	12,697,325
2042	11,365,738	195,000	138,600	333,600	11,699,338
2043	11,023,825	205,000	127,875	332,875	11,356,700
2044	10,439,556	220,000	116,600	336,600	10,776,156
2045	9,604,888	230,000	104,500	334,500	9,939,388
2046	9,020,425	245,000	91,850	336,850	9,357,275
2047	7,546,225	255,000	78,375	333,375	7,879,600
2048	5,126,250	270,000	64,350	334,350	5,460,600
2049	2,322,163	285,000	49,500	334,500	2,656,663
2050	555,175	300,000	33,825	333,825	889,000
2051	-	315,000	17,325	332,325	332,325
Total	$ 248,883,275	$ 4,570,000	$ 3,806,516	$ 8,376,516	$ 257,259,791

Combined Estimated Average Annual Debt Service Requirement (2027–2051) $10,290,392

Combined Estimated Maximum Annual Debt Service Requirement (2041) $12,697,325

Estimated Direct and Overlapping Debt Statement

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

	Outstanding Debt 09/30/2026	Overlapping Percent	Overlapping Amount
Fort Bend County	$1,150,137,734	1.00%	$ 11,491,785
Fort Bend County Drainage District	20,585,000	1.01	207,148
Katy Independent School District	2,549,225,000	1.13	28,806,378
Lamar Consolidated Independent School District	3,550,130,000	2.19	77,714,831
Total Estimated Overlapping Debt			$ 118,220,142
The District (a)			$ 177,180,000
Total Direct and Estimated Overlapping Debt (a)			$ 295,400,142

(a) Includes the Outstanding Bonds and the Bonds.

Debt Ratios

Direct Debt Ratio:	
As a percentage of 2026 Taxable Assessed Valuation	13.28 %
As a percentage of Estimated Valuation as of September 15, 2026	12.94 %
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2026 Taxable Assessed Valuation	22.14 %
As a percentage of Estimated Valuation as of September 15, 2026	21.58 %

(a) Includes the Outstanding Bonds and the Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see "INVESTMENT CONSIDERATIONS—Future Debt") and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year-to-year as described more fully herein under "THE BONDS—Source of Payment." Under Texas law, the Board is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations if authorized by its voters. See "TAX DATA—Tax Rate Limitation."

Property Tax Code and County-Wide Appraisal District

Title I of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of 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 the responsibility for reviewing and equalizing the values established by its appraisal district. The Appraisal District has the responsibility for appraising property for all taxing units within the County, including the District. Such appraisal values are 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 must be used by the District in establishing its tax roll and tax rate.

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

Although the District has the responsibility for establishing tax rates and levying and collecting its taxes each year, under the Property Code, the District does not establish appraisal standards or determine the frequency of revaluation or reappraisal. The appraisal district is governed by a board of directors elected by the governing bodies of the county and all cities, towns, school districts and, if entitled to vote, the conservation and reclamation districts that participate in the appraisal district. The Property Code requires each appraisal district to implement a plan for periodic reappraisal of property to update appraised values. Such plan must provide for reappraisal of all real property in the appraisal district at least once every three (3) years. It is not known what frequency of future reappraisals will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. For the 2026 tax year, the District granted such a residential homestead exemption to persons 65 years of age or older and to certain other disabled persons in the amount of $40,000. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between $5,000 and $12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an

exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than $5,000, if any exemption is granted, from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The District has never adopted a general homestead exemption.

Freeport Goods and Goods-in-Transit Exemption: Freeport goods are goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas and other petroleum products, which have been acquired or brought into the state for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes, or used to repair or maintain aircraft of a certified air carrier, and shipped out of the state within one hundred seventy-five (175) days. Freeport goods are exempt from taxation by the District. Article VIII, Section 1-n of the Texas Constitution provides for the exemption from taxation of "goods-in-transit." "Goods-in-transit" is defined by a provision of the Tax Code, which is effective for tax year 2016 and prior applicable years, as personal property acquired or imported into Texas and transported to another location in the State or outside the State within 175 days of the date the property was acquired or imported into Texas. The exemption excludes oil, natural gas, petroleum products, aircraft and special inventory. For tax year 2016 and subsequent years, such Goods-in-Transit Exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. The Tax Code provision permits local governmental entities, on a local option basis, to take official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax goods-in-transit during the following tax year. The District has taken action to tax Goods-in-Transit. A taxpayer may receive only one of the Freeport exemptions or the goods-in-transit exemptions for items of personal property.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on 100% of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit 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 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 some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

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

Unless extended by the legislature, through December 31, 2026, an appraisal district is prohibited from increasing the appraised value of real property during the 2026 tax year on non-homestead properties (the "Subjected Property") whose appraised values are not more than $5,320,000 (the "Maximum Property Value") to an amount not to exceed the lesser of: (1) the market value of the Subjected Property for the most recent tax year that the market value was determined by the appraisal office or (2) the sum of: (a) 20% of the appraised value of the Subjected Property for the preceding tax year; (b) the appraised value of the Subjected Property for the preceding tax year; and (c) the market value of all new improvements to the Subjected Property (collectively, the "Appraisal Cap"). The Appraisal Cap may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in consumer price index, as applicable, to the Maximum Property Value.

District and Taxpayer Remedies

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

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

Tax Abatement

The County and the City may designate all or part of the area within the District as a reinvestment zone. Thereafter, the County; the City (if it were to annex the District); and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to 10 years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, the County and the City have not designated any of the area within the District as a reinvestment zone.

Tax Payment Installments After Disaster

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

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the District has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per $100 of taxable value are classified as "Special Taxing 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 pursuant to SB 2 is described for each classification below. Debt service rates cannot be reduced by a rollback election within any of the Districts described below.

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

Developed Districts: Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold 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 operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies

within an area declared for disaster by the Governor of the State of Texas 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 operation and maintenance tax threshold applicable to Special Taxing Units.

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

The District: For the 2026 tax year, the District made the determination of its status as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes, unless it elects to transfer such functions to another governmental entity. The date of delinquency may be postponed if the tax bills are mailed after January 1. A person 65 years of age is entitled by law to pay current taxes on his residential homestead in installments or to defer tax without penalty during the time he owns and occupies the property as his residential homestead. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board of Directors of the District based on valuation of property within the District as of the preceding January 1.

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

District's Rights in the Event of Tax Delinquencies

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

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceeding which restrict the collection of taxpayer debts. See "INVESTMENT CONSIDERATIONS—General" and "INVESTMENT CONSIDERATIONS—Tax Collection Limitations."

LEGAL MATTERS

Legal Opinions

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

No-Litigation Certificate

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

No Material Adverse Change

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

TAX MATTERS

Tax Exemption

On the date of initial delivery of the Bonds, Bond Counsel will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes is excludable from the gross income of the holders thereof, except that such interest is taken into account in determining the annual adjusted financial statement of income of applicable corporations (as defined in Section 59(k) of the Internal Revenue Code of 1986 (the "Code")) for the purpose of determining the alternative minimum tax imposed on corporations and (2) the Bonds will not be treated as "specified private activity bonds," the interest on which would be included as an alternative minimum tax preference item under Section 57(a)(5) of the Code, as amended.

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

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

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

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

Federal Income Tax Accounting Treatment of Original Issue Discount

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

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

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

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or

other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

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

Collateral Federal Income Tax Consequences

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

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

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

Interest on the Bonds may be includable in certain corporations' "adjusted financial statement income" determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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

Qualified Tax-Exempt Obligations

The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution's investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for "qualified tax-exempt obligations," which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as "qualified tax-exempt obligations" and (b) issued by or on behalf of a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed $10,000,000.

The District will designate the Bonds as "qualified tax-exempt obligations" and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed $10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than $10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2026.

Notwithstanding these exceptions, financial institutions acquiring the Bonds will be subject to a 20% disallowance of allocable interest expense.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified material events, to the Municipal Securities Rulemaking Board (the "MSRB"). The MSRB has established the Electronic Municipal Market Access ("EMMA") System.

Annual Reports

The District will provide certain updated financial information and operating data to the EMMA annually.

The information to be updated with respect to the District includes all quantitative financial information and operating data relative to the District of the general type included in this Official Statement under the headings "DISTRICT DEBT—General," "TAX DATA," and "APPENDIX A—Financial Statements of the District." The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2027.

Any information so provided shall be prepared in accordance with generally accepted auditing standards or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within a six (6)-month period. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to EMMA within such six (6)-month period, and audited financial statements when the audit report becomes available.

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

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of 10 days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the District or other obligated person within the meaning of SEC Rule 15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events

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

Availability of Information

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

Limitations and Amendments

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

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District, but only if (1) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or (b) any qualified professional unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided. The District may also amend or repeal its continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction enters judgment that such provisions of such Rule are invalid, and the District also may amend its continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

Compliance with Prior Undertakings

During the last five (5) years, the District has complied in all material respects with all continuing disclosure agreements made by it in accordance with the Rule.

OFFICIAL STATEMENT

Preparation

The information in this Official Statement has been obtained from sources as set forth herein under the following captions: "THE DISTRICT" and "THE SYSTEM," "DEVELOPER AND PRINCIPAL LANDOWNER," "DEVELOPMENT WITHIN THE DISTRICT," "TAX DATA," "THE BONDS," "CONTINUING DISCLOSURE OF INFORMATION," "TAXING PROCEDURES," "LEGAL MATTERS," and "TAX MATTERS."

Experts

In approving this Official Statement, the District has relied upon the following experts in addition to the Financial Advisor.

The Engineer: The information contained in this Official Statement relating to engineering matters under "THE SYSTEM" and "THE DISTRICT," have been provided by the Engineer, and has been included in reliance upon the authority of said firm as experts in the field of civil engineering.

Tax Assessor/Collector and Appraisal District: The information contained in this Official Statement relating to principal taxpayers and tax collection rates and the certified assessed valuation of property within the District and, in particular such information contained in the sections captioned "TAX DATA" has been provided by the Assessments of the Southwest, Inc. and the Appraisal District, in reliance upon their authority as experts in appraising and tax assessing.

Certification as to Official Statement

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

Updating of Official Statement

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

CONCLUDING STATEMENT

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

This Official Statement was approved by the Board of Directors of Fort Bend County Municipal Utility District No. 182 as of the date shown on the first page hereof.

/s/ _____
President, Board of Directors
Fort Bend County Municipal Utility District No. 182

ATTEST:

/s/ _____
Secretary, Board of Directors
Fort Bend County Municipal Utility District No. 182

APPENDIX A

FINANCIAL STATEMENT OF THE DISTRICT

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

FORT BEND COUNTY, TEXAS

FINANCIAL REPORT

June 30, 2026

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Independent Auditor's Report

Board of Directors
Fort Bend County Municipal Utility District No. 182
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. 182 (the "District"), as of and for the year ended June 30, 2026, 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. 182, as of June 30, 2026, 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 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
October 19, 2026

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Management's Discussion and Analysis

Overview of the District

The management's discussion and analysis (MD&A) section of this financial report is intended to help residents of Fort Bend County Municipal Utility District No. 182 (the "District") and other readers understand the District's financial condition as presented in the financial statements and notes, and the reasons it changed from the prior year. The analysis draws on information presented elsewhere in this financial report and provides management's perspective based on its knowledge of the District's financial condition and activities during the fiscal year.

The District is a municipal utility district created under the Texas Water Code. Its primary purpose is to finance, construct, operate, and maintain the public infrastructure necessary to provide water and wastewater service and stormwater drainage within its boundaries. The District is also authorized to finance and construct roads and other public improvements. While completed roads are conveyed to another governmental entity, the costs of constructing those roads are reflected in the District's financial statements and can have a significant impact on its financial position and changes in financial position.

The District is part of the Tamarron master-planned community and has entered into various agreements with neighboring municipal utility districts to jointly finance, construct, own, operate, and maintain regional water, wastewater, and drainage facilities serving the development. These agreements allow the participating districts to share the costs of regional infrastructure while each district remains responsible for its own internal utility systems.

Overview of the Financial Statements

The District's financial report contains basic financial statements that present the District's finances at both an overall government-wide level and a detailed fund level.

Government-wide financial statements focus on the District's overall financial position and both its long-term and short-term activities. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*. 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. 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.

The fund financial statements consist of the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures, and Changes in Fund Balances*. These statements focus on specific activities and report on the District's use of available financial resources and the balances of those resources at year end. In addition to its main operating fund, the General Fund, the District has established funds to account for the repayment of debt, and the disbursement of bond proceeds.

Rather than presenting two sets of financial statements, the District uses a combined format that presents both the fund financial statements and the government-wide financial statements in a

single statement. Each statement includes an adjustments column that identifies the differences between the fund-level and government-wide presentations.

Immediately following the financial statements are the notes to the financial statements, which are as important to understanding the District's finances as the financial statements themselves because they expand upon the information presented in the statements by providing additional detail, explanations, and required disclosures. The notes describe the nature of reported amounts, explain how those amounts were determined, and disclose certain information that does not meet the recognition criteria of the financial statements, such as certain contingencies.

Types of Information in the Financial Statements

The District's government-wide financial statements use the *economic resources measurement focus and accrual basis of accounting*. In other words, they report all types of financial statement elements:

- Assets - resources the District controls, from short-term assets like cash to long-term assets like water and sewer systems.
- Liabilities - amounts the District owes, from short-term liabilities such as accounts payable to long-term liabilities such as outstanding debt and due to developers.
- Deferred outflows of resources and deferred inflows of resources - resource flows that have already occurred but will not be reported as expenses or revenues until the future period to which they relate.
- Revenues and expenses - inflows and outflows of economic resources, respectively, related to the current year.

Governmental fund financial statements use the *current financial resources measurement focus and modified accrual basis of accounting* to report on the sources, uses, and balances of current financial resources. Governmental funds do not report nonfinancial assets, such as capital assets, or certain other long-term items, such as bonds payable, but they do report the flows of current financial resources related to those long-term items, including the proceeds from issuing bonds, as well as principal and interest payments on bonds, and spending on the construction of infrastructure assets.

	Government-Wide	Governmental Fund
Types of assets and liabilities	All assets and liabilities, both financial and nonfinancial, short term and long term	Only current financial resources, such as cash, taxes receivable, and accounts payable
Types of revenues and additions	All types of revenues/additions that flow into the District during the year that relates to the year, regardless of when cash is received	Only revenues that are measurable and available to finance expenditures of the current year

	Government-Wide	Governmental Fund
Types of expenses, deductions, and expenditures	All types of expenses/deductions that flow out of the District during the year that relate to the year, regardless of when cash is paid	Only expenditures for which the related liability is incurred in that year
Types of deferred outflows of resources and deferred inflows of resources	All types of resources that flow into and out of the District during the year that relate to a future year	Current financial resources that flow into and out of the District during the year that relate to a future year

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

Financial Summary and Analysis

Amounts presented in the following tables are in thousands of dollars and, due to rounding, may not add to the totals presented.

Government-Wide

Net Position
(amounts expressed in thousands)

	2026	2025	Change	Percentage Change
Current and other assets	$ 32,660	$ 37,168	$ (4,508)	(12%)
Capital assets	131,377	125,932	5,445	4%
Total assets	164,037	163,100	937	1%
Current liabilities	11,970	12,448	(479)	(4%)
Long-term liabilities	217,974	217,445	529	0%
Total liabilities	229,944	229,893	51	0%
Net position				
Net investment in capital assets	(27,239)	(27,104)	(134)	0%
Restricted	11,118	10,158	960	9%
Unrestricted	(49,786)	(49,847)	61	0%
Total net position	$ (65,906)	$ (66,793)	$ 886	1%

The District's net position as of June 30, 2026, was negative $65,906,416, an increase of $886,296 compared to the prior year. As previously discussed, the District is authorized to finance and construct public infrastructure that is conveyed to other governmental entities upon completion of

construction. As of June 30, 2026, the District has transferred approximately $56,943,175 of public infrastructure to other governmental entities. Although the liabilities incurred to finance the construction of public infrastructure conveyed to other governments are reflected in the District's financial statements, the capital assets are not reported on the *Statement of Net Position*. As a result, the District's liabilities exceed assets, and the District reports negative net position. This effect will generally diminish over time as the related liabilities are repaid.

Changes in Net Position
(amounts expressed in thousands)

	2026	2025	Change	Percentage Change
Revenues				
Property taxes	$ 14,286	$ 13,908	$ 378	3%
Water and sewer service	2,959	2,865	94	3%
Regional water authority fees	1,971	1,970	1	0%
Tap connection and inspection	613	59	554	939%
Participant billings	1,145	951	195	20%
Other	1,518	5,893	(4,375)	(74%)
Total revenues	22,491	25,644	(3,153)	(12%)
Expenses				
Operating	9,491	8,449	1,042	12%
Financing	8,457	10,645	(2,188)	(21%)
Capital asset related	3,657	2,794	862	31%
Total expenses	21,605	21,888	(283)	(1%)
Change in net position	886	3,756	(2,870)	(76%)
Net position, beginning of year	(66,793)	(70,549)		
Net position, end of year	$ (65,906)	$ (66,793)	$ 886	1%

The change in the District's net position reflects the combined effect of the revenues and expenses presented above. The following discussion focuses on those changes in revenues and expenses that were significant to the District's financial results for the current fiscal year.

Revenues

Property Taxes

The District is authorized to levy ad valorem property taxes for both debt service and maintenance and operations purposes. Property taxes are a significant source of the District's financial resources, comprising 64% of total resource inflows during the current fiscal year.

Property tax revenues are determined primarily by the taxable assessed value of property within the District and the annual property tax rates adopted by the Board of Directors. The annual property tax levy consists of separate rates for maintenance and operations, road debt service, and water, sewer,

and drainage debt service. The District is authorized to levy a maintenance and operations tax not to exceed $1.50 per $100 of assessed valuation. The debt service tax rates are established annually based on the District's projected debt service requirements and are not subject to a statutory maximum. The minimal year-over-year change in property tax revenues is primarily due to the fact that both assessed values and the District's overall property tax rate remained consistent.

Water and Sewer Revenues

Water and sewer revenues are generated through charges to customers for services provided by the District. These revenues comprised 13% of the District's total resource inflows during the current fiscal year. Water and sewer rates are established by the Board of Directors through a rate order to provide the resources necessary to operate and maintain the District's utility system. Revenue generated from utility operations is affected primarily by the number of active service connections, customer water consumption, and the rates established in the District's rate order. The minimal year-over-year change reflects relatively stable consumption and number of connections.

Regional Water Authority Fees

Regional water authority fees are collected to recover charges imposed by the North Fort Bend Water Authority (the "Authority"), which was established to implement a regional strategy to reduce reliance on groundwater and help address land subsidence through the development of regional water infrastructure. These revenues comprised 9% of the District's total resource inflows during the current fiscal year. Because these fees are intended to recover amounts charged to the District by the Authority, they are separately identified from the District's water and wastewater service charges to distinguish them from the rates established to operate and maintain the District's utility system. The regional water authority fee is established by the Board of Directors through a rate order and is generally based on the fee imposed by the Authority. The minimal year-over-year change is primarily attributable to consistency in both consumption and regional water authority fees charged by the District.

Tap Connection Fees

Tap connection and inspection fee revenues are generated from charges assessed to builders in connection with new water and wastewater service connections. These revenues comprised 3% of the District's total resource inflows during the current fiscal year. Tap connection and inspection fees are established by the Board of Directors through a rate order and are generally assessed on a per-connection basis. Although these fees are generally collected before a connection is installed, revenue is recognized when the tap is set.

The year-over-year change in tap connection and inspection fee revenues was primarily attributable to an increase in development activity in the current year.

Participant Billings

The District has entered into various agreements with Fort Bend County Municipal Utility District No. 188 ("MUD 188") in which the District provides interim water supply as well as leased wastewater capacity while MUD 188 completes construction of its capacity in the joint water and wastewater treatment plants. Participant billings related to these agreements increased during the current year by $194,649, or 20%. The increase was primarily attributable to amendments to the wastewater treatment capacity agreement, including an increase in leased capacity effective January 1, 2026, and a one-time true-up payment of $163,050 for capacity utilized in prior periods. Participant billings are also affected by MUD 188's water and wastewater usage and therefore may fluctuate from year to year.

Other revenues

During the prior year, the District received a total of approximately $4,426,000 in capital recovery fees for out-of-district services and capital contributions from MUD 188 for its share of completed projects. These amounts are expected to vary from year to year and are dependent on the District's activity during the fiscal year. Accordingly, other revenues decreased during the current year by $4,374,816, or 74%.

Expenses

Overall expenses decreased by $283,279 from the prior year. For purposes of this analysis, expenses reported on the *Statement of Activities* are grouped into three broad categories: operating expenses, financing expenses, and capital asset related expenses. The table below identifies the financial statement line items included in each category:

Operating	Financing	Capital Asset Related
Purchased services Professional Fees Contracted services Repairs and Maintenance Utilities Regional water authority Leases Administrative and other	Interest Developer interest Debt issuance costs	Transfer to other governments Depreciation

The relative composition of expenses between these categories is as follows:

Allocation of Expenses
(Amounts expressed in thousands)

	Amount	Percentage of Total
Operating	$ 9,491	44%
Financing	8,457	39%
Capital asset related	3,657	17%
Total	$ 21,605	100%

Operating Expenses

Operating expenses represent the costs incurred to operate and maintain the District's utility system and provide services to customers. Significant operating expenses include amounts paid to the District's consultants for the day-to-day operation of the utility system, as well as purchased services for water supply/wastewater treatment, regional water authority fees, and repairs and maintenance of District facilities. Operating expenses increased by $1,042,033 from the prior year. The change was primarily attributable to an increase in purchased services. This is due to the District transferring ownership, maintenance and operation of the joint water and wastewater facilities to MUD 188. Accordingly, the District remits payment to MUD 188 for its share of maintenance and operating costs.

Financing Expenses

Financing expenses, which include interest on outstanding debt, developer interest, and debt issuance costs, decreased by $2,187,696, or 21% from the prior year. The decrease was primarily attributable to lower bond issuance activity during the current fiscal year, which resulted in lower developer interest and debt issuance costs. This decrease was partially offset by higher interest expense associated with the District's outstanding bonded debt.

Capital Asset Related Expenses

Capital asset related expenses arise from the District's investment in capital assets whether owned by the District or another governmental entity, and typically include depreciation expense and transfers of completed infrastructure to other governmental entities. The year-over-year increase in capital expenses of $862,384 or 31% is primarily due to the increase in transfers to other governments of $521,703. Transfers to other governments vary from year to year based on the timing of the completion of construction and conveyance of infrastructure projects. Depreciation expense also increased from the prior year, although the change was much less significant. The increase reflects continued development of capital assets, as further discussed in the Significant Capital Assets and Long-Term Financing section. The effect of capital asset additions on depreciation expense occurs over an extended period of time.

Governmental Funds

Most of the previous discussion regarding government-wide activities is equally applicable to the finances of the governmental funds. However, due to the focus on current financial resources, certain factors that are relevant to the District's current financial health are more apparent in the fund financial statements than the government-wide statements.

Revenues, Expenditures, and Changes in Fund Balances

(amounts expressed in thousands)

	General Fund		Debt Service		Capital Projects	
	2026	2025	2026	2025	2026	2025
Total revenues	$ 9,216	$10,847	$12,731	$11,801	$ 438	$ 3,044
Total expenditures	(9,798)	(9,464)	(11,815)	(10,405)	(12,736)	(24,591)
Revenues over (under) expenditures	(582)	1,383	915	1,395	(12,298)	(21,547)
Other financing sources (uses)						
Internal transfers		96				(96)
Debt activity (net)					8,195	26,360
Net change	(582)	1,479	915	1,395	(4,103)	4,717
Beginning fund balances	10,140	8,661	12,006	10,611	9,874	5,156
Ending fund balances	$ 9,558	$10,140	$12,922	$12,006	$ 5,771	$ 9,874

General Fund

The General Fund is the District's primary operating fund and accounts for most of the District's day-to-day operating activities. Fund balance in the general fund decreased by $581,810, or 6%, during the current fiscal year. The primary sources of General Fund revenues and expenditures are detailed below:

General Fund Primary Resource Inflows

Source	Amount	Percentage of Total	Year-Over-Year Change	Percentage Change
Property taxes	$ 1,934,528	21%	$ (672,183)	(26%)
Water and sewer fees	2,959,009	32%	94,102	3%
Regional water authority fees	1,970,663	21%	1,094	0%
Participant billings	1,145,222	12%	194,649	20%

Although total property tax revenues increased due to higher assessed property values, General Fund property tax revenues decreased from the prior year as a result of a reduction in the maintenance and operations component of the tax rate, while the District's overall tax rate remained

unchanged. Total revenues in the General Fund decreased because the prior year included $1,800,776 of capital recovery fees resulting from a non-recurring transaction.

Source	Amount	Percentage of Total	Year-Over-Year Change	Percentage Change
Purchased services	$ 697,166	7%	$ 697,166	100%
Contracted services	1,681,523	17%	(140,640)	(8%)
Repairs and maintenance	2,946,455	30%	227,234	8%
Regional water authority fees	2,567,847	26%	154,013	6%

Debt Service Fund

The Debt Service Fund accounts for the financial resources used to pay principal and interest on the District's outstanding bonds. Fund balance in the Debt Service Fund increased by $915,346, or 8%, during the current fiscal year. The District establishes its annual debt service tax rate based on recommendations from its financial advisor, who monitors projected cash flows in the Debt Service Fund to help ensure that sufficient financial resources will be available to meet current and future debt service requirements. Property taxes are the primary source of resources in the Debt Service Fund, comprising 96% of total revenues. Property taxes increased $911,782, or 8%, from the prior year due to the increase in assessed values and an increase in the debt service component of the tax rate.

During the current fiscal year, the District made scheduled principal payments of $5,145,000 on its outstanding bonds.

Capital Projects Fund

The Capital Projects Fund accounts for financial resources used to finance the District's capital improvement program. Fund balance in the Capital Projects Fund decreased by $4,103,189, or 42%, during the current fiscal year. The decrease was primarily attributable to $10,692,983 of capital outlay expenditures, developer interest and debt issuance costs, while partially being offset by the issuance of $8,195,000 in bonds.

Significant Capital Asset and Long-Term Financing Activity

The District's capital assets consist primarily of water, wastewater, drainage, and other public infrastructure needed to serve development within the District. The District also finances the construction of road facilities that are conveyed to other governmental entities. The District's infrastructure, including the road facilities, is typically constructed and initially financed by developers in accordance with approved plans and applicable regulatory requirements. Upon completion of construction, the District records a liability for eligible reimbursable construction costs. Infrastructure that the District will own and maintain is recorded as capital assets, while infrastructure that will be owned and maintained by another governmental entity, such as roads, is reported as a transfer to that entity rather than as a capital asset. As development continues, the

District issues bonds, subject to approval by the Texas Commission on Environmental Quality (TCEQ), to reimburse developers for eligible construction costs. Bond proceeds are used to reimburse developers, reducing the liability to developers and resulting in long-term bonded debt that is generally repaid through property taxes levied within the District.

In addition to constructed infrastructure, the District's capital assets include a right-to-use leased asset for its wastewater treatment plant. The related lease obligation is reported as a long-term liability.

Capital Assets
(amounts expressed in thousands)

	2026	2025	Change	Percentage Change
Net capital assets				
Land and improvements	$ 29,075	$ 29,075	$ -	0%
Construction in progress	7,486	2,942	4,544	154%
Water, sewer and drainage systen	91,443	89,934	1,510	2%
Other facilities	359	374	(15)	(4%)
Landscaping improvements	2,180	2,418	(238)	(10%)
Right-to-use - wastewater treatme	594	950	(356)	(38%)
Drainage impact fees	240	240	-	0%
Net total capital assets	$ 131,377	$ 125,932	$ 5,445	4%

Overall, the carrying value of capital assets (original cost less accumulated depreciation) increased $5,444,732, or 4%, to $131,376,715. Significant current year additions include water, sewer and drainage to serve Tamarron Sections 19 and 20, as well as construction in progress associated with Wastewater Treatment Plant Phase 5 and Water Supply Plant Phase 4.

The District recorded transfers to other governments of $521,703 during the current year for projects constructed by the developer.

Liability Composition
(amounts expressed in thousands)

	2026	2025	Change	Percentage Change
Due to developers	$ 45,272	$ 47,142	$ (1,870)	(4%)
Bonds payable	178,125	175,075	3,050	2%
Lease obligations	674	1,038	(364)	(35%)
Total	$ 224,071	$ 223,255	$ 817	0%

Total liabilities related to financing capital assets increased by $816,523. The increase in bonds payable is the net result of principal payments on outstanding bonds in the amount of $5,145,000 and the issuance of $8,195,000 in unlimited tax bonds to reimburse developers for previously completed infrastructure. The resulting increase in bonds payable is partially offset by a decrease in

due to developer as bond proceeds were used to reimburse the developer. Amounts due to developer are not entirely offset by the issuance of bonds, since the District may also issue bonds to fund future construction projects. Any bond funds that will be used for future construction projects will be held in the District's Capital Projects Fund.

Although bonds may be issued over time as needed, the total amount that may be issued is limited to the amount previously authorized by the District's voters. At June 30, 2026, the District has remaining voter authorization to issue additional bonds to reimburse developers or fund capital improvement projects, if needed.

Currently Known Facts, Decisions, or Conditions

Trends in Relevant Economic Data

The District's tax base has decreased approximately $6,560,744, or 0%, for the next fiscal year. With considerable development expected to continue within the District, future fluctuations in assessed valuation are expected to be driven primarily by new construction and development, as well as changes in the market value of existing property.

General Fund Budget

The District's adopted budget for the 2027 fiscal year reflects certain changes that are expected to have a significant effect on its financial position and results of operations. Based on the District's adopted budget, fund balance in the General Fund is expected to increase by approximately $144,593, or 1%. The minimal year over year change is attributable to the District's stable and consistent operations.

Developer Construction Activity

Developers are currently constructing infrastructure that is expected to be completed during fiscal year 2027. Upon completion of construction, these projects are expected to significantly impact the District's financial statements.

Basic Financial Statements

Fort Bend County Municipal Utility District No. 182

Statement of Net Position and Governmental Funds Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Cash	$ 311,713	$ 102,800	$ 5,494,295	$ 5,908,808
Investments	9,314,256	13,085,155	2,350,104	24,749,515
Taxes receivable	57,775	365,247		423,022
Customer service receivables	550,974			550,974
Interfund receivables	164,001			164,001
Due from other governments	734,005		6,423	740,428
Prepaid items	126,768			126,768
Other receivables	9,244			9,244
Operating reserve	151,683			151,683
Capital assets not being depreciated				
Capital assets, net				
Total Assets	$ 11,420,419	$ 13,553,202	$ 7,850,822	$ 32,824,443
Liabilities				
Accounts payable	$ 943,807	$ -	$ 421,900	$ 1,365,707
Other payables	7,236	104,819		112,055
Retainage payable			645,505	645,505
Customer deposits	691,925			691,925
Unearned revenue	161,927			161,927
Interfund payables		161,501	2,500	164,001
Due to other governments			914,845	914,845
Accrued interest payable				
Long-term liabilities				
Due within one year				
Bonds payable				
Leases				
Due in more than one year				
Due to developers			95,347	95,347
Bonds payable				
Leases				
Total Liabilities	1,804,895	266,320	2,080,097	4,151,312
Deferred Inflows of Resources				
Deferred property taxes	57,775	365,247		423,022
Fund Balances/Net Position				
Fund Balances				
Nonspendable	278,451			278,451
Restricted		12,921,635	5,770,725	18,692,360
Unassigned	9,279,298			9,279,298
Total Fund Balances	9,557,749	12,921,635	5,770,725	28,250,109
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 11,420,419	$ 13,553,202	$ 7,850,822	$ 32,824,443
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
$ -	$ 5,908,808
	24,749,515
	423,022
	550,974
(164,001)	
	740,428
	126,768
	9,244
	151,683
36,800,569	36,800,569
94,576,146	94,576,146
131,212,714	164,037,157
	1,365,707
	112,055
	645,505
	691,925
	161,927
(164,001)	
	914,845
2,168,828	2,168,828
5,515,000	5,515,000
393,785	393,785
45,272,043	45,367,390
172,326,084	172,326,084
280,522	280,522
225,792,261	229,943,573
(423,022)	
(278,451)	
(18,692,360)	
(9,279,298)	
(28,250,109)	
(27,238,647)	(27,238,647)
11,118,054	11,118,054
(49,785,823)	(49,785,823)
$ (65,906,416)	$ (65,906,416)

See notes to basic financial statements.

Fort Bend County Municipal Utility District No. 182

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

For the Year Ended June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues				
Property taxes	$ 1,934,528	$ 12,262,871	$ -	$ 14,197,399
Penalties and interest	70,958	151,622		222,580
Water service	1,080,702			1,080,702
Sewer service	1,878,307			1,878,307
Regional water authority fees	1,970,663			1,970,663
Tap connection and inspection	612,709			612,709
Participant billings	1,145,222			1,145,222
Miscellaneous	159,072			159,072
Intergovernmental revenue			95,347	95,347
Investment earnings	363,743	316,326	342,528	1,022,597
Total Revenues	9,215,904	12,730,819	437,875	22,384,598
Expenditures/Expenses				
Current service operations				
Purchased services	697,166			697,166
Professional fees	269,797		95,156	364,953
Contracted services	1,681,523	297,489		1,979,012
Repairs and maintenance	2,946,455			2,946,455
Utilities	373,024			373,024
Regional water authority fees	2,567,847			2,567,847
Administrative	234,645	10,374		245,019
Other	6,860	1,814		8,674
Lease payments	308,400			308,400
Capital outlay	278,497		10,692,983	10,971,480
Debt service				
Principal	363,604	5,145,000		5,508,604
Interest and fees	69,896	6,360,796		6,430,692
Developer interest			1,439,336	1,439,336
Debt issuance costs			508,589	508,589
Transfers to other governments				
Depreciation				
Total Expenditures/Expenses	9,797,714	11,815,473	12,736,064	34,349,251
Revenues Over (Under) Expenditures	(581,810)	915,346	(12,298,189)	(11,964,653)
Other Financing Sources				
Proceeds from sale of bonds			8,195,000	8,195,000
Net Change in Fund Balances	(581,810)	915,346	(4,103,189)	(3,769,653)
Change in Net Position				
Fund Balance/Net Position				
Beginning of the year	10,139,559	12,006,289	9,873,914	32,019,762
End of the year	$ 9,557,749	$ 12,921,635	$ 5,770,725	$ 28,250,109

See notes to basic financial statements.

Adjustments	Statement of Activities
$ 88,141	$ 14,285,540
18,152	240,732
	1,080,702
	1,878,307
	1,970,663
	612,709
	1,145,222
	159,072
	95,347
	1,022,597
106,293	22,490,891
	697,166
	364,953
	1,979,012
	2,946,455
	373,024
	2,567,847
	245,019
	8,674
	308,400
(10,971,480)	
(5,508,604)	
78,552	6,509,244
	1,439,336
	508,589
521,703	521,703
3,135,173	3,135,173
(12,744,656)	21,604,595
11,964,653	
(8,195,000)	
3,769,653	
886,296	886,296
(98,812,474)	(66,792,712)
$ (94,156,525)	$ (65,906,416)

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. 182 (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 March 16, 2006, and operates in accordance with Section 52, Article III and Section 59, Article XVI of the Texas Constitution and the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on August 8, 2006 and the first bonds were issued on June 23, 2016.

The District's primary activities include construction, maintenance and operation of water, sewer and drainage, parks and recreational facilities. The District is responsible for the construction of certain road facilities within the boundaries of the District, which are considered capital assets of Fort Bend County. 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.

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. 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 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.

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 June 30, 2026, 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 eliminated in the government-wide 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 $500,000.

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.

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

Assets	Useful Life
Infrastructure	10-45 years
Other facilities	10-35 years
Landscaping improvements	10-25 years
Right-to-use leased assets	Max 5 years

The District's detention facilities 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 and operating reserves paid to Fort Bend County Municipal Utility District No. 188 for the joint water and joint wastewater treatment plant.

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

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the 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.

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		$ 28,250,109
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.		
Historical cost	$ 151,479,022	
Less accumulated depreciation	(20,102,307)	
		131,376,715
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	(2,168,828)	
Lease obligations	(674,307)	
Due to developers	(45,272,043)	
Bonds payable, net	(177,841,084)	
		(225,956,262)
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.		423,022
Total net position - governmental activities		$ (65,906,416)

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		$ (3,769,653)
Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest.		106,293
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	$ 10,971,480	
Transfers to other governments	(521,703)	
Depreciation expense	(3,135,173)	
		7,314,604
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	(8,195,000)	
Principal payments	5,508,604	
Interest expense accrual	(78,552)	
		(2,764,948)
Change in net position of governmental activities		$ 886,296

Note 3 – Implementation of New Accounting Standards

During the current fiscal year, the District implemented GASB Statement No. 103, *Financial Reporting Model Improvements*, and GASB Statement No. 104, *Disclosure of Certain Capital Assets*. Implementation of GASB 103 did not affect the amounts reported in the District's financial statements but resulted in changes to the presentation and content of required supplementary

information, including management's discussion and analysis and the budgetary comparison schedules. Implementation of GASB 104 had no substantive impact on the District's financial statements.

Note 4 – Deposits and Investments

Deposit Custodial Credit Risk

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

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (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 June 30, 2026, the District's investments consist of the following:

Type	Fund	Carrying Value	Percentage of Total	Rating	Weighted Average Maturity
Certificates of deposit	General	$ 230,000	1%	N/A	N/A
TexSTAR	General	9,084,256			
	Debt Service	13,085,155			
	Capital Projects	2,350,104			
		24,519,515	99%	AAAm	38 days
Total		$ 24,749,515	100%		

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

TexSTAR

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

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

Investment Credit and Interest Rate Risk

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

Note 5 – Interfund Balances and Transactions

Amounts due to/from other funds at June 30, 2026, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	$ 161,501	Maintenance tax collections not remitted as of year end
General Fund	Capital Projects Fund	2,500	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.

Note 6 – Capital Assets

A summary of changes in capital assets for the year ended June 30, 2026, is as follows:

	Beginning Balances	Increases/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	$ 29,074,745	$ -	$ 29,074,745
Drainage impact fees	240,000		240,000
Construction in progress	2,941,635	4,544,189	7,485,824
	32,256,380	4,544,189	36,800,569
Capital assets being depreciated			
Water, sewer and drainage systems	104,555,654	4,035,716	108,591,370
Other facilities	523,170		523,170
Landscaping improvements	3,782,294		3,782,294
Right to use lease - wastewater treatment plant	1,781,619		1,781,619
	110,642,737	4,035,716	114,678,453
Less accumulated depreciation			
Water, sewer and drainage systems	(14,621,993)	(2,525,956)	(17,147,949)
Other facilities	(149,470)	(14,947)	(164,417)
Landscaping improvements	(1,364,248)	(237,946)	(1,602,194)
Right to use lease - wastewater treatment plant	(831,423)	(356,324)	(1,187,747)
	(16,967,134)	(3,135,173)	(20,102,307)
Subtotal depreciable capital assets, net	93,675,603	900,543	94,576,146
Capital assets, net	$ 125,931,983	$ 5,444,732	$ 131,376,715

The District has contractual commitments for construction projects as follows:

	Contract Amount **	Paid To Date	Remaining Amount *
Wastewater Treatment Plant Phase 5	$ 6,806,235	$ 5,705,802	$ 1,100,433
Water Supply Plant Phase 4	826,650	814,456	12,194
	$ 7,632,885	$ 6,520,258	$ 1,112,627

* Includes retainage

** District's share of the total contract

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 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.

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

Due to developers, beginning of year	$ 47,141,916
Developer reimbursements	(6,053,448)
Developer funded construction and adjustments	4,183,575
Due to developers, end of year	$ 45,272,043

In addition, the District will owe the developers approximately $3,280,000, 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*
Tamarron Section 75 - utilities and paving	$ 2,400,000
Tamarron Section 76 - utilities and paving	880,000
	$ 3,280,000

*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. See Note12 for discussion of leases that did not result in the recognition of assets and liabilities.

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

Description	Gallons Per Day	Effective Date	Term	Interest Rate	Annual Payment	Original Liability	Remaining Balance
WWTP Phase 4	300,000	3/1/2023	5 years	8.0%	$ 433,500	$ 1,781,619	$ 674,308

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

Year Ended	Principal	Interest	Total
2027	$ 393,785	$ 39,715	$ 433,500
2028	280,522	8,477	288,999
	$ 674,307	$ 48,192	$ 722,499
Due within one year	$ 393,785	$ 39,715	$ 433,500

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

The District is responsible for all ordinary expenses related to repairing and maintaining the equipment under all leases. Standard lease terms required the District to prepay the last month's lease payment upon inception of the lease. As of June 30, 2026, the District has recognized prepaids for the last month's lease payments and July 2026 lease payments on the *Balance Sheet and Statement of Net Position*.

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

Description	Annual Payment	Principal	Interest
WWTP Phase 4	$ 433,500	$ 363,604	$ 69,896

The District reports an additional $308,400 in lease payments that are not subject to principal and interest allocation (see Note 12).

Note 9 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	$ 178,125,000
Unamortized discounts	(283,916)
	$ 177,841,084
Due within one year	$ 5,515,000

The District's bonds payable at June 30, 2026, consist of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2016	$ 12,005,000	$ 15,970,000	3.00% - 4.00%	September 1, 2017 - 2041	September 1, March 1	September 1, 2024
2017 Road	4,470,000	5,725,000	2.00% - 4.50%	September 1, 2018 - 2042	September 1, March 1	September 1, 2025
2018	7,710,000	9,525,000	2.25% - 3.75%	September 1, 2019 - 2043	September 1, March 1	September 1, 2023
2019	12,285,000	14,765,000	2.00% - 2.75%	September 1, 2020 - 2044	September 1, March 1	September 1, 2024
2020	9,755,000	11,540,000	2.00% - 3.50%	September 1, 2021 - 2045	September 1, March 1	September 1, 2025
2021	20,390,000	23,300,000	1.00% - 3.00%	September 1, 2022 - 2046	September 1, March 1	September 1, 2026
2021 Road	3,565,000	4,075,000	1.00% - 3.00%	September 1, 2022 - 2046	September 1, March 1	September 1, 2026
2022 Road	35,065,000	37,760,000	2.75% - 5.25%	September 1, 2023 - 2047	September 1, March 1	August 1, 2029
2023	19,335,000	20,250,000	4.00% - 6.00%	September 1, 2024 - 2048	September 1, March 1	September 1, 2029
2023 Road	19,595,000	20,500,000	4.00% - 6.00%	September 1, 2024 - 2048	September 1, March 1	September 1, 2029
2024	25,755,000	26,360,000	4.00% - 5.00%	September 1, 2025 - 2049	September 1, March 1	September 1, 2030
2025	8,195,000	8,195,000	4.00% - 6.00%	September 1, 2026 - 2050	September 1, March 1	September 1, 2031
	$178,125,000					

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 June 30, 2026, the District had the following authorized but unissued bonds:

Type	Authorization
Water, sewer, and drainage facilities	$ 190,395,000
Road facilities	65,240,000
Park and recreational facilities	34,450,000
Water, sewer, and drainage facilities refunding	480,450,000
Road facilities refunding	199,950,000
Park and recreational facilities refunding	51,675,000

On September 10, 2025, the District issued its $8,195,000 Series 2025 Unlimited Tax Bonds at a net effective interest rate of 4.766895%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds.

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

Bonds payable, beginning of year	$ 175,075,000
Bonds issued	8,195,000
Bonds retired	(5,145,000)
Bonds payable, end of year	$ 178,125,000

As of June 30, 2026, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2027	$ 5,515,000	$ 6,343,657	$ 11,858,657
2028	5,725,000	6,130,612	11,855,612
2029	5,950,000	5,918,060	11,868,060
2030	6,180,000	5,689,437	11,869,437
2031	6,425,000	5,448,890	11,873,890
2032	6,690,000	5,209,830	11,899,830
2033	6,950,000	4,970,122	11,920,122
2034	7,220,000	4,722,329	11,942,329
2035	7,505,000	4,464,371	11,969,371
2036	7,805,000	4,195,351	12,000,351
2037	8,115,000	3,912,745	12,027,745
2038	8,435,000	3,623,164	12,058,164
2039	8,765,000	3,325,517	12,090,517
2040	9,110,000	3,012,013	12,122,013
2041	9,475,000	2,682,517	12,157,517
2042	9,850,000	2,337,143	12,187,143
2043	9,205,000	1,992,284	11,197,284
2044	9,200,000	1,654,191	10,854,191
2045	8,955,000	1,332,220	10,287,220
2046	8,425,000	1,032,657	9,457,657
2047	8,135,000	738,325	8,873,325
2048	6,955,000	458,739	7,413,739
2049	4,800,000	221,707	5,021,707
2050	2,205,000	71,168	2,276,168
2051	530,000	12,587	542,587
	$ 178,125,000	$ 79,499,636	$ 257,624,636

Note 10 – Property Taxes

On May 21, 2007, 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. On May 14, 2014, additional taxes limited to $1.50 per $100 assessed value for use in financing road facilities and $0.10 per $100 of assessed value for use in financing park and recreational facilities were authorized. 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.

Property taxes are collected based on rates adopted in the year of the levy. The District's 2026 fiscal year was financed through the 2025 tax levy, pursuant to which the District levied property taxes of $1.07 per $100 of assessed value, of which $0.145 was allocated to maintenance and operations, $0.60 was allocated to water, sewer and drainage debt service, and $0.325 was allocated to road debt service. The resulting tax levy was $14,309,833 on the adjusted taxable value of $1,337,367,532.

Property taxes receivable, at June 30, 2026, consisted of the following:

Current year taxes receivable	$ 245,540
Prior years taxes receivable	101,651
	347,191
Penalty and interest receivable	75,831
Property taxes receivable	$ 423,022

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 June 30, 2026, the District recorded transfers to other governments in the amount of $521,703 for road facilities constructed by a developer within the District.

Note 12 – Lease Agreement

On April 8, 2014, the District entered into an operating lease agreement for a temporary 150,000 gallons per day wastewater treatment plant ("Phase I"). The initial 60-month term expired in March 2020. The lease is currently on a month-to-month basis. Accordingly, the District does not have an associated lease obligation because the payments are month to month. Monthly payments for the lease are $8,500 with a total cost for the current fiscal year of $102,000.

On January 8, 2018, the District entered into an operating lease agreement for a temporary 150,000 gallons per day wastewater treatment plant ("Phase II"). The initial term of this 60-month expired in April 2024. The lease is currently on a month-to-month basis. Accordingly, the District does not have an associated lease obligation because the payments are month to month. Monthly payments for the lease are $5,700 with a total cost for the current fiscal year of $68,400.

On November 1, 2019, the District entered into an operating lease agreement for a temporary 150,000 gallons per day wastewater treatment plant ("Phase III"). The initial term of this 40-month expired in October 2024. The lease is currently on a month-to-month basis. Accordingly, the District does not have an associated lease obligation because the payments are month to month. Monthly payments for the lease are $11,500 with a total cost for the current fiscal year of $138,000.

Standard lease terms required the District to prepay the last month's lease payment upon inception of the lease. All such amounts are recorded as a prepaid expense on the Statement of Net Position. The District is responsible for all ordinary expenses related to repairing and maintaining the equipment.

Note 13 – Agreements with Fort Bend County Municipal Utility District No. 188

Agreement for Joint Financing, Construction and Maintenance of Water Line, Sewer Line, and Storm Sewer Facilities

On August 2, 2021, the District and Fort Bend County Municipal Utility District No. 188 ("MUD 188") entered into a Joint Facilities Agreement, whereby each district agrees to share the cost of financing and operating joint water lines, sewer lines, and storm sewer facilities to serve both districts. MUD 188 holds beneficial title to these joint facilities with each district owning an equitable interest based on the pro-rata share of the facilities. MUD 188 is responsible for the maintenance and operation of the facilities and will bill the District for maintenance and operating costs for its pro rata share of total capacity in the facilities.

Each district will finance, own and operate their respective internal water, sanitary sewer and storm sewer systems.

Joint Water Plant

On August 2, 2021, the District and MUD 188 entered into an agreement for the construction, ownership, operation, maintenance, and expansion of a water plant to serve both districts. The term of the agreement is 40 years and will continue in ten-year increments unless terminated by either party no less than three years before the end of each ten-year increment. Each district is solely responsible for the internal water distribution systems necessary to deliver water from the water plants to customers within their respective district.

The District has completed construction of the initial phase of the joint water facilities to provide a permanent source of water supply to the residents and customers of the District. The District's share of capacity in the initial phase of the joint water facilities is 100%.

At the beginning of the fiscal year, the District transferred title of the facilities to MUD 188 for operation and maintenance, at which time MUD 188 shall hold beneficial title to the joint water plant, with both the District and MUD 188 having an undivided, equitable interest based on each district's pro rata share of capacity. MUD 188 will be responsible for the operation and maintenance of the water plant and will create a Joint Water Plant Fund to account for associated costs and for billing participants for those costs. Fixed costs will be allocated based on each district's pro-rata share of capacity in the entire plant. Variable operating and maintenance costs will be allocated to each district based on its pro rata share of active connections served in each month. MUD 188 may establish an operating reserve of not more than three months of budgeted operating expenses in order to provide liquidity. During the current fiscal year, the District paid $245,146 for purchased services.

Interim Water Supply Agreement

On November 7, 2022, the District and MUD 188 entered into an agreement for the District to supply water to MUD 188 on an interim basis to serve 600 ESFCs until MUD 188 completes construction of water plant facilities to serve the area within its boundaries. Under the agreement, MUD 188 must pay the District $1.02 per 1,000 gallons (which covers capital costs and operation and maintenance expenses) plus any regulatory fees payable by the District. During the current fiscal year, the District recognized $690,290 in participant billings for joint water supply.

Joint Wastewater Treatment Plant

On August 2, 2021, subsequently amended on May 1, 2023, the District, MUD 188, and Fort Bend County Municipal Utility District No. 222 ("MUD 222") entered into an agreement for the lease, construction, ownership, operation, maintenance, and expansion of wastewater treatment facilities to serve the districts. The term of the agreement will remain in effect until October 1, 2024, unless each district signs a written amendment to the Agreement. Each district is solely responsible for the internal collection systems necessary to deliver waste to the wastewater treatment plant.

The District has completed the initial phase of the joint wastewater plant to provide services to the District, MUD 188, and MUD 222. The District's share of capacity in the initial phase of the joint wastewater treatment facilities is 100%.

As of the July 1, 2025, the District has transferred title of the facilities to MUD 188 for operation and maintenance, at which time, MUD 188 shall hold beneficial title of the facilities with the District, MUD 188, and MUD 222 having an undivided, equitable interest. The cost of designing and constructing each phase of the expansion of these facilities will be allocated between the District, MUD 188, and MUD 222 based on each district's pro-rata share of equivalent single-family connections. MUD 188 will be responsible for the operation and maintenance of the wastewater treatment plant and will create a Joint Wastewater Treatment Plant Fund to account for associated costs and for billing participants for those costs. Fixed costs will be allocated based on each district's pro-rata share of capacity in the plant. Variable operating and maintenance costs will be allocated to each district based on its pro rata share of active connections served in each month. MUD 188 may establish an operating reserve of not more than three months of budgeted operating expenses in order to provide liquidity. During the current fiscal year, the District recognized $452,020 for purchased wastewater treatment services.

Lease Agreement for Wastewater Treatment Capacity

On November 7, 2022, the District and MUD 188 entered into an agreement for the District to lease 135,000 gallons per day of wastewater treatment capacity to MUD 188 until it completes construction of wastewater treatment plant facilities to serve the area within its boundaries. Under the agreement, MUD 188 must pay the District $16,256.25 per month plus its pro rata share of operational expenses (as defined under the Joint Wastewater Plant Agreement).

Effective January 1, 2026, the agreement was amended to increase the leased capacity to 300,000 gallons per day and modify the monthly capital charge. Under the amended agreement, MUD 188 is

required to make monthly lease payments calculated as $36,125 multiplied by its active connections, times 225 gallons per day, divided by 300,000 gallons per day. The amendment also required MUD 188 to make a one-time true-up payment of $163,050 for capacity utilized from October 1, 2023 through December 31, 2025. MUD 188 continues to pay its pro rata share of operational expenses. During the current fiscal year, the District recognized $452,020 related to this agreement for leased capacity and true-up payments.

Note 14 – Cost Sharing Agreement for Tamarron Jordan Ranch Boulevard Section 12 Street Dedication

On April 14, 2025, the District entered into a cost sharing agreement with Fort Bend County MUD No. 222 (“MUD 222”), Fulshear MUD No. 3A (Fulshear 3A), D.R. Horton–Texas, Ltd., (“DRH”) and Fort Bend Jordan Ranch, L.P. (“FBJR”) to construct water, sanitary sewer, drainage, and paving facilities to serve the Tamarron Jordan Ranch Boulevard Section 12 Street Dedication.

The estimated total project cost under the agreement was $2,128,476, of which the District's allocated share was $154,796. During the current fiscal year, construction of the improvements was completed, and the $1,415,735 in construction advances received from Fulshear MUD No. 3A in the prior fiscal year was fully utilized. The District's share of the project costs was funded by D.R. Horton–Texas, Ltd., subject to reimbursement from future bond proceeds pursuant to the District's Facilities and Operating Costs Reimbursement Agreement.

Note 15 – Out of District Service Agreement

On March 18, 2025, the District entered into an Out-of-District Service Agreement with DHIC – Tamarron III, LLC (the “User”). Under the agreement, the District provides potable water, sanitary sewer, and storm drainage services to a tract of approximately 16.6 acres located contiguous to the District.

The agreement specifies that service will be provided up to 138,000 gallons per day of potable water, 78,000 gallons per day of sanitary sewer treatment, and stormwater drainage and detention capacity consistent with the approved drainage impact analysis. The District retains ownership and maintenance responsibility for District facilities, while the User maintains its own on-site facilities connecting to the District’s system. The initial term of the agreement is 40 years from the effective date, with automatic five-year renewals thereafter unless terminated by either party under specified conditions.

In consideration for services, the User pays monthly rates equal to 2.5 times the District’s multi family customer rate, plus applicable fees and charges under the District’s Rate Order. The agreement also required a $34,300 security deposit and a one-time capital recovery fee of $1,800,776 in addition to connection costs.

Note 16 – Risk Management

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

Required Supplementary Information

Fort Bend County Municipal Utility District No. 182
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended June 30, 2026

	Original and Final Budget	Actual	Variance Actual Over (Under) Final Budget
Revenues			
Water service	$ 1,174,000	$ 1,080,702	$ (93,298)
Sewer service	1,779,000	1,878,307	99,307
Property taxes	3,195,901	1,934,528	(1,261,373)
Penalties and interest	72,000	70,958	(1,042)
Regional water authority fees	1,959,000	1,970,663	11,663
Tap connection and inspection	26,000	612,709	586,709
Participant billings		1,145,222	1,145,222
Miscellaneous	1,500	159,072	157,572
Investment earnings	402,500	363,743	(38,757)
Total Revenues	8,609,901	9,215,904	606,003
Expenditures			
Current service operations			
Purchased services	800,000	697,166	(102,834)
Professional fees	269,500	269,797	297
Contracted services	1,476,922	1,681,523	204,601
Repairs and maintenance	2,320,522	2,946,455	625,933
Utilities	262,000	373,024	111,024
Regional water authority fees	2,055,000	2,567,847	512,847
Administrative	222,379	234,645	12,266
Other	5,000	6,860	1,860
Lease		308,400	308,400
Capital outlay	944,000	278,497	(665,503)
Debt service			
Lease - principal		363,604	363,604
Lease - interest		69,896	69,896
Total Expenditures	8,355,323	9,797,714	1,442,391
Revenues Over (Under) Expenditures	254,578	(581,810)	(836,388)
Fund Balance			
Beginning of the year	10,139,559	10,139,559	
End of the year	$ 10,394,137	$ 9,557,749	$ (836,388)

Fort Bend County Municipal Utility District No. 182
Required Supplementary Information - Notes to Budgetary Comparison Schedule
For the Year Ended June 30, 2026

	General Fund Over (Under)
Budgetary Revenues	
Differences-final budget to actual:	
Property tax revenues were less than budgeted because the budget was adopted before the tax rate was established, and the maintenance tax rate ultimately adopted was lower than the rate assumed in the budget.	$ (1,261,373)
Tap connection and inspection fees were greater than budgeted due to higher than anticipated building activity.	586,709
Participant billings were greater than budgeted due to the District continuing to provide water and wastewater services in the interim basis to participating districts in connection with the joint water and wastewater treatment facilities. Total billings vary year over year and the District takes a conservative approach in budgeting for this activity.	1,145,222
Miscellaneous revenues were greater than budgeted primarily due to higher than anticipated fees and charges associated with delinquent water and sewer accounts, including reconnection fees, delinquent letter fees, and door tag fees.	157,572
Budgetary Expenditures	
Differences-final budget to actual:	
Repairs and maintenance expenditures were greater than budgeted due to unanticipated repairs.	625,933
Regional water authority fees were greater than anticipated due to higher than expected water usage.	512,847
The District does not budget for lease expenditures, resulting in actual expenditures exceeding budgeted amounts. Expenditures for leases not subject to GASB 87 are based on the contractually agreed upon monthly lease payments.	308,400
Capital outlay was less than budgeted primarily due to less than expected costs incurred for anticipated capital improvements.	(665,503)
The District does not budget for lease expenditures, resulting in actual expenditures exceeding budgeted amounts. Expenditures related to leases recognized as liabilities under GASB 87 are based on the respective lease amortization schedules.	363,604

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Texas Supplementary Information

Fort Bend County Municipal Utility District No. 182
TSI-1. Services and Rates
June 30, 2026

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

[X] Retail Water	[ ] Wholesale Water	[ ] Solid Waste / Garbage	[X] Drainage
[X] Retail Wastewater	[ ] Wholesale Wastewater	[ ] Flood Control	[ ] Irrigation
[ ] Parks / Recreation	[ ] Fire Protection	[ ] Roads	[ ] Security

[X] Participates in joint venture, regional system and/or wastewater service (other than emergency interconne

[ ] 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:	$ 18.00	10,000	N	$ 1.20	10,001 to 15,000
				$ 1.50	15,000 to 20,000
				$ 1.75	20,001 to 25,000
				$ 2.00	25,001 to no limit
Wastewater:	$ 33.52	N	Y		to
Surcharge:	$ 5.01	N	N	$ 5.01	1 to no limit

District employs winter averaging for wastewater usage? [ ] Yes [X] No

Total charges per 10,000 gallons usage: Water $ 68.10 Wastewater $ 33.52

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"	3,388	3,331	x 1.0	3,331
1"	83	82	x 2.5	205
1.5"	2	2	x 5.0	10
2"	48	48	x 8.0	384
3"	3	3	x 15.0	45
4"	2	2	x 25.0	50
6"	2	2	x 50.0	100
8"	1	1	x 80.0	80
10"			x 115.0	
Total Water	3,529	3,471		4,205
Total Wastewater	3,469	3,411	x 1.0	3,411

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-1. Services and Rates
June 30, 2026

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

Gallons pumped into system:	575,982,000	Water Accountability Ratio: (Gallons billed & sold/ Gallons pumped)
Gallons billed to customers:	408,537,000	92.82%
*Gallons sold	126,112,000	

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

The District does not have Debt Service standby fees.

The District does not have Operation and Maintenance standby fees.

5. Location of District

Is the District located entirely within one county? Yes [X] No [ ]

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

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

City(ies) in which the District is located:

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

Entirely [X] 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 [X]

If Yes, by whom?

*Sold to Fort Bend County Municipal Utility District No. 188

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-2. General Fund Expenditures
For the Year Ended June 30, 2026

Purchased services	$ 697,166
Professional fees	
Legal	95,906
Audit	32,500
Engineering	141,391
	269,797
Contracted services	
Bookkeeping	19,519
Operator	168,129
Sludge removal	107,572
Inspection	104,759
Garbage	956,825
Security services	324,719
	1,681,523
Repairs and maintenance	2,946,455
Utilities	373,024
Regional Water Authority	2,567,847
Administrative	
Directors fees	15,015
Printing and office supplies	118,475
Insurance	67,330
Other	33,825
	234,645
Other	6,860
Lease	308,400
Capital	
Capital outlay	278,497
Lease	
Principal	363,604
Interest	69,896
	433,500
Total expenditures	$ 9,797,714

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-3. Investments
June 30, 2026

Fund	Interest Rate	Maturity Date	Balance at End of Year	Interest Receivable
General				
TexSTAR	Variable	N/A	$ 9,084,256	$ -
Certificate of deposit	5.25%	08/08/26	230,000	9,244
			9,314,256	9,244
Debt Service				
TexSTAR	Variable	N/A	4,050,224	
TexSTAR	Variable	N/A	9,034,931	
			13,085,155	
Capital Projects				
TexSTAR	Variable	N/A	2,210,662	
TexSTAR	Variable	N/A	139,442	
			2,350,104	
Total - All Funds			$ 24,749,515	$ 9,244

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-4. Taxes Levied and Receivable
June 30, 2026

	Maintenance Taxes	Debt Service Taxes	Debt Service Road Taxes	Totals
Taxes Receivable, Beginning of Year	$ 56,752	$ 122,445	$ 79,851	$ 259,048
Adjustments to Prior Year Tax Levy	(3,632)	(7,554)	(5,417)	(16,603)
Adjusted Receivable	53,120	114,891	74,434	242,445
2025 Original Tax Levy	1,936,608	8,013,550	4,340,673	14,290,831
Adjustments	2,576	10,655	5,771	19,002
Adjusted Tax Levy	1,939,184	8,024,205	4,346,444	14,309,833
Total to be accounted for	1,992,304	8,139,096	4,420,878	14,552,278
Tax collections, net of refunds:				
Current year	1,905,909	7,886,519	4,271,864	14,064,292
Prior years	28,619	67,740	44,436	140,795
Total Collections, net of refunds	1,934,528	7,954,259	4,316,300	14,205,087
Taxes Receivable, End of Year	$ 57,776	$ 184,837	$ 104,578	$ 347,191
Taxes Receivable, By Years				
2025	$ 33,274	$ 137,686	$ 74,580	$ 245,540
2024	8,575	23,367	13,934	45,876
2023	6,492	11,329	9,419	27,240
2022 and prior	9,435	12,455	6,645	28,535
Taxes Receivable, End of Year	$ 57,776	$ 184,837	$ 104,578	$ 347,191

	2025	2024	2023	2022
Property Valuations:				
Land	$ 252,064,365	$ 250,992,935	$ 179,985,679	$ 170,835,203
Improvements	1,137,735,071	1,133,711,239	1,183,741,226	869,394,905
Personal Property	3,935,640	3,820,634	4,223,489	2,044,100
Exemptions	(56,367,544)	(67,460,629)	(131,270,540)	(87,491,323)
Total Property Valuations	$1,337,367,532	$1,321,064,179	$ 1,236,679,854	$ 954,782,885
Tax Rates per $100 Valuation:				
Maintenance tax rates	$ 0.145	$ 0.200	$ 0.255	$ 0.30
Debt service WSD tax rates	0.600	0.545	0.445	0.46
Debt service road tax rates	0.325	0.325	0.370	0.41
Total Tax Rates per $100 Valuation	$ 1.070	$ 1.070	$ 1.070	$ 1.17
Adjusted Tax Levy:	$ 14,309,833	$ 14,135,387	$ 13,232,474	$ 11,170,960
Percentage of Taxes Collected to Taxes Levied **	98.28%	99.68%	99.79%	99.85%

* Maximum Maintenance Tax Rate Approved by Voters: $1.50 on May 21, 2007
* Maximum Road Tax Rate Approved by Voters: $1.50 on May 14, 2014
* Maximum Park Tax Rate Approved by Voters: $0.10 on May 14, 2014
** 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. 182
TSI-5. Long-Term Debt Service Requirements
Series 2016--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 540,000	$ 369,319	$ 909,319
2028	565,000	352,744	917,744
2029	585,000	335,494	920,494
2030	610,000	317,569	927,569
2031	635,000	298,894	933,894
2032	665,000	279,394	944,394
2033	690,000	259,069	949,069
2034	720,000	237,919	957,919
2035	750,000	215,869	965,869
2036	785,000	192,353	977,353
2037	820,000	167,275	987,275
2038	855,000	141,103	996,103
2039	890,000	112,724	1,002,724
2040	925,000	82,096	1,007,096
2041	965,000	50,202	1,015,202
2042	1,005,000	16,958	1,021,958
	$ 12,005,000	$ 3,428,982	$ 15,433,982

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2017 Road--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 190,000	$ 147,894	$ 337,894
2028	195,000	142,594	337,594
2029	205,000	136,594	341,594
2030	210,000	130,369	340,369
2031	220,000	123,919	343,919
2032	230,000	116,881	346,881
2033	240,000	109,244	349,244
2034	250,000	101,281	351,281
2035	255,000	92,756	347,756
2036	270,000	83,569	353,569
2037	280,000	73,944	353,944
2038	290,000	63,969	353,969
2039	300,000	53,644	353,644
2040	315,000	42,684	357,684
2041	325,000	31,084	356,084
2042	340,000	19,031	359,031
2043	355,000	6,434	361,434
	$ 4,470,000	$ 1,475,891	$ 5,945,891

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2018--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 300,000	$ 266,906	$ 566,906
2028	315,000	257,831	572,831
2029	325,000	248,028	573,028
2030	340,000	237,425	577,425
2031	350,000	226,213	576,213
2032	365,000	214,594	579,594
2033	380,000	202,250	582,250
2034	395,000	188,925	583,925
2035	410,000	174,837	584,837
2036	430,000	160,137	590,137
2037	445,000	144,547	589,547
2038	465,000	128,054	593,054
2039	480,000	110,626	590,626
2040	500,000	92,251	592,251
2041	520,000	73,126	593,126
2042	540,000	53,251	593,251
2043	565,000	32,532	597,532
2044	585,000	10,969	595,969
	$ 7,710,000	$ 2,822,502	$ 10,532,502

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2019--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 465,000	$ 292,894	$ 757,894
2028	480,000	283,444	763,444
2029	500,000	273,644	773,644
2030	515,000	263,494	778,494
2031	535,000	252,994	787,994
2032	555,000	242,094	797,094
2033	575,000	230,434	805,434
2034	595,000	217,631	812,631
2035	615,000	203,634	818,634
2036	635,000	188,394	823,394
2037	655,000	172,269	827,269
2038	680,000	155,581	835,581
2039	705,000	138,269	843,269
2040	730,000	119,875	849,875
2041	755,000	100,384	855,384
2042	780,000	79,750	859,750
2043	810,000	57,888	867,888
2044	835,000	35,269	870,269
2045	865,000	11,894	876,894
	$ 12,285,000	$ 3,319,836	$ 15,604,836

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2020--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 380,000	$ 191,300	$ 571,300
2028	390,000	183,600	573,600
2029	400,000	175,700	575,700
2030	410,000	167,600	577,600
2031	420,000	159,300	579,300
2032	435,000	150,750	585,750
2033	445,000	141,950	586,950
2034	455,000	132,950	587,950
2035	465,000	123,750	588,750
2036	475,000	114,350	589,350
2037	490,000	104,700	594,700
2038	500,000	94,800	594,800
2039	515,000	84,650	599,650
2040	525,000	74,250	599,250
2041	540,000	63,600	603,600
2042	555,000	52,650	607,650
2043	570,000	41,400	611,400
2044	580,000	29,900	609,900
2045	595,000	18,150	613,150
2046	610,000	6,099	616,099
	$ 9,755,000	$ 2,111,449	$ 11,866,449

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2021--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 730,000	$ 440,875	$ 1,170,875
2028	750,000	429,825	1,179,825
2029	770,000	422,225	1,192,225
2030	790,000	413,438	1,203,438
2031	815,000	402,388	1,217,388
2032	835,000	387,925	1,222,925
2033	860,000	370,975	1,230,975
2034	885,000	353,525	1,238,525
2035	910,000	335,575	1,245,575
2036	930,000	317,175	1,247,175
2037	960,000	297,675	1,257,675
2038	985,000	276,394	1,261,394
2039	1,010,000	253,950	1,263,950
2040	1,040,000	230,237	1,270,237
2041	1,070,000	204,513	1,274,513
2042	1,095,000	177,450	1,272,450
2043	1,125,000	148,294	1,273,294
2044	1,160,000	116,875	1,276,875
2045	1,190,000	84,562	1,274,562
2046	1,225,000	51,356	1,276,356
2047	1,255,000	17,256	1,272,256
	$ 20,390,000	$ 5,732,488	$ 26,122,488

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2021 Road--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 130,000	$ 78,081	$ 208,081
2028	130,000	75,481	205,481
2029	135,000	74,156	209,156
2030	140,000	72,606	212,606
2031	145,000	70,644	215,644
2032	145,000	68,106	213,106
2033	150,000	65,156	215,156
2034	155,000	62,106	217,106
2035	160,000	58,956	218,956
2036	165,000	55,706	220,706
2037	170,000	52,144	222,144
2038	170,000	48,319	218,319
2039	175,000	44,328	219,328
2040	180,000	40,113	220,113
2041	185,000	35,663	220,663
2042	190,000	30,975	220,975
2043	195,000	25,919	220,919
2044	200,000	20,488	220,488
2045	210,000	14,850	224,850
2046	215,000	9,007	224,007
2047	220,000	3,025	223,025
	$ 3,565,000	$ 1,005,829	$ 4,570,829

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 1,005,000	$ 1,418,406	$ 2,423,406
2028	1,050,000	1,364,463	2,414,463
2029	1,090,000	1,308,287	2,398,287
2030	1,135,000	1,249,881	2,384,881
2031	1,185,000	1,188,981	2,373,981
2032	1,235,000	1,125,456	2,360,456
2033	1,285,000	1,060,912	2,345,912
2034	1,335,000	995,412	2,330,412
2035	1,395,000	927,162	2,322,162
2036	1,450,000	856,037	2,306,037
2037	1,510,000	782,038	2,292,038
2038	1,575,000	712,788	2,287,788
2039	1,640,000	648,488	2,288,488
2040	1,705,000	581,588	2,286,588
2041	1,775,000	511,988	2,286,988
2042	1,850,000	439,487	2,289,487
2043	1,930,000	363,888	2,293,888
2044	2,010,000	285,087	2,295,087
2045	2,090,000	216,150	2,306,150
2046	2,180,000	157,438	2,337,438
2047	2,270,000	96,250	2,366,250
2048	2,365,000	32,519	2,397,519
	$ 35,065,000	$ 16,322,706	$ 51,387,706

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2023--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 480,000	$ 842,988	$ 1,322,988
2028	505,000	815,962	1,320,962
2029	530,000	790,088	1,320,088
2030	555,000	760,187	1,315,187
2031	580,000	731,938	1,311,938
2032	610,000	708,137	1,318,137
2033	635,000	683,238	1,318,238
2034	665,000	657,237	1,322,237
2035	700,000	629,938	1,329,938
2036	730,000	601,337	1,331,337
2037	765,000	570,959	1,335,959
2038	800,000	538,681	1,338,681
2039	840,000	504,331	1,344,331
2040	880,000	467,781	1,347,781
2041	920,000	428,956	1,348,956
2042	965,000	387,722	1,352,722
2043	1,010,000	344,519	1,354,519
2044	1,060,000	298,575	1,358,575
2045	1,110,000	249,749	1,359,749
2046	1,165,000	198,563	1,363,563
2047	1,220,000	144,900	1,364,900
2048	1,275,000	88,763	1,363,763
2049	1,335,000	30,038	1,365,038
	$ 19,335,000	$ 11,474,587	$ 30,809,587

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2023 Road--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 490,000	$ 860,844	$ 1,350,844
2028	510,000	833,393	1,343,393
2029	535,000	807,269	1,342,269
2030	560,000	777,093	1,337,093
2031	585,000	742,744	1,327,744
2032	615,000	712,893	1,327,893
2033	645,000	687,694	1,332,694
2034	675,000	661,293	1,336,293
2035	705,000	633,694	1,338,694
2036	740,000	604,793	1,344,793
2037	775,000	574,494	1,349,494
2038	815,000	541,675	1,356,675
2039	850,000	506,294	1,356,294
2040	890,000	469,319	1,359,319
2041	935,000	430,538	1,365,538
2042	980,000	389,844	1,369,844
2043	1,025,000	346,597	1,371,597
2044	1,075,000	300,659	1,375,659
2045	1,125,000	252,534	1,377,534
2046	1,180,000	201,375	1,381,375
2047	1,235,000	147,038	1,382,038
2048	1,295,000	90,113	1,385,113
2049	1,355,000	30,488	1,385,488
	$ 19,595,000	$ 11,602,678	$ 31,197,678

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 620,000	$ 1,048,500	$ 1,668,500
2028	645,000	1,016,875	1,661,875
2029	675,000	983,875	1,658,875
2030	705,000	949,375	1,654,375
2031	735,000	913,375	1,648,375
2032	770,000	879,600	1,649,600
2033	805,000	848,100	1,653,100
2034	840,000	815,200	1,655,200
2035	880,000	780,800	1,660,800
2036	920,000	744,800	1,664,800
2037	960,000	707,200	1,667,200
2038	1,000,000	668,000	1,668,000
2039	1,050,000	627,000	1,677,000
2040	1,095,000	584,100	1,679,100
2041	1,145,000	539,300	1,684,300
2042	1,195,000	492,500	1,687,500
2043	1,250,000	443,600	1,693,600
2044	1,305,000	392,500	1,697,500
2045	1,365,000	339,100	1,704,100
2046	1,425,000	283,300	1,708,300
2047	1,490,000	225,000	1,715,000
2048	1,555,000	164,100	1,719,100
2049	1,625,000	100,500	1,725,500
2050	1,700,000	34,000	1,734,000
	$ 25,755,000	$ 14,580,700	$ 40,335,700

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2025--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 185,000	$ 385,650	$ 570,650
2028	190,000	374,400	564,400
2029	200,000	362,700	562,700
2030	210,000	350,400	560,400
2031	220,000	337,500	557,500
2032	230,000	324,000	554,000
2033	240,000	311,100	551,100
2034	250,000	298,850	548,850
2035	260,000	287,400	547,400
2036	275,000	276,700	551,700
2037	285,000	265,500	550,500
2038	300,000	253,800	553,800
2039	310,000	241,213	551,213
2040	325,000	227,719	552,719
2041	340,000	213,163	553,163
2042	355,000	197,525	552,525
2043	370,000	181,213	551,213
2044	390,000	163,869	553,869
2045	405,000	145,231	550,231
2046	425,000	125,519	550,519
2047	445,000	104,856	549,856
2048	465,000	83,244	548,244
2049	485,000	60,681	545,681
2050	505,000	37,168	542,168
2051	530,000	12,587	542,587
	$ 8,195,000	$ 5,621,988	$ 13,816,988

See accompanying auditor's report.

TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
June 30, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 5,515,000	$ 6,343,657	$ 11,858,657
2028	5,725,000	6,130,612	11,855,612
2029	5,950,000	5,918,060	11,868,060
2030	6,180,000	5,689,437	11,869,437
2031	6,425,000	5,448,890	11,873,890
2032	6,690,000	5,209,830	11,899,830
2033	6,950,000	4,970,122	11,920,122
2034	7,220,000	4,722,329	11,942,329
2035	7,505,000	4,464,371	11,969,371
2036	7,805,000	4,195,351	12,000,351
2037	8,115,000	3,912,745	12,027,745
2038	8,435,000	3,623,164	12,058,164
2039	8,765,000	3,325,517	12,090,517
2040	9,110,000	3,012,013	12,122,013
2041	9,475,000	2,682,517	12,157,517
2042	9,850,000	2,337,143	12,187,143
2043	9,205,000	1,992,284	11,197,284
2044	9,200,000	1,654,191	10,854,191
2045	8,955,000	1,332,220	10,287,220
2046	8,425,000	1,032,657	9,457,657
2047	8,135,000	738,325	8,873,325
2048	6,955,000	458,739	7,413,739
2049	4,800,000	221,707	5,021,707
2050	2,205,000	71,168	2,276,168
2051	530,000	12,587	542,587
	$ 178,125,000	$ 79,499,636	$ 257,624,636

See accompanying auditor's report.

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See accompanying auditor's report.

TSI-6. Change in Long-Term Bonded Debt

June 30, 2026

	Bond Issue			
	Series 2016	Series 2017 Road	Series 2018	Series 2019
Interest rate	3.00% - 4.00%	2.00% - 4.50%	2.25% - 3.75%	2.00% - 2.75%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/17 - 9/1/41	9/1/18 - 9/1/42	9/1/19 - 9/1/43	9/1/20 - 9/1/44
Beginning bonds outstanding	$ 12,525,000	$ 4,650,000	$ 8,000,000	$ 12,735,000
Bonds issued				
Bonds retired	(520,000)	(180,000)	(290,000)	(450,000)
Ending bonds outstanding	$ 12,005,000	$ 4,470,000	$ 7,710,000	$ 12,285,000
Interest paid during fiscal year	$ 385,219	$ 152,294	$ 275,244	$ 302,044
Paying agent's name and city				
Series 2023, 2023 Road, 2024 and 2025	Zions Bancorporation, N.A., Houston, Texas			
All other Series	Regions Bank, an Alabama banking corporation, Houston, Texas			

Bond Authority:	System Bonds	Park Bonds	Road Bonds
Amount Authorized by Voters	$ 320,300,000	$ 34,450,000	$ 133,300,000
Amount Issued	(129,905,000)		(68,060,000)
Remaining To Be Issued	$ 190,395,000	$ 34,450,000	$ 65,240,000

Bond Authority:	Refunding System Bonds	Refunding Park Bonds	Refunding Road Bonds
Amount Authorized by Voters	$ 480,450,000	$ 51,675,000	$ 199,950,000
Amount Issued			
Remaining To Be Issued	$ 480,450,000	$ 51,675,000	$ 199,950,000

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 June 30, 2026:	$ 13,187,955
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 10,304,985

See accompanying auditor's report.

	Bond Issue			
	Series 2020	Series 2021	Series 2021 Road	Series 2022 Road
Interest rate	2.00% - 3.50%	1.00% - 3.00%	1.00% - 3.00%	2.75% - 5.25%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/21 - 9/1/45	9/1/22 - 9/1/46	9/1/22 - 9/1/46	9/1/23 - 9/1/47
Beginning bonds outstanding	$ 10,130,000	$ 21,100,000	$ 3,690,000	$ 36,030,000
Bonds issued				
Bonds retired	(375,000)	(710,000)	(125,000)	(965,000)
Ending bonds outstanding	$ 9,755,000	$ 20,390,000	$ 3,565,000	$ 35,065,000
Interest paid during fiscal year	$ 201,194	$ 458,825	$ 81,906	$ 1,470,119

See accompanying auditor's report.

Bond Issue				
Series 2023	Series 2023 Road	Series 2024	Series 2025	Totals
4.00% - 6.00% 9/1; 3/1 9/1/24 - 9/1/48	4.00% - 6.00% 9/1; 3/1 9/1/24 - 9/1/48	4.00% - 5.00% 3/1; 9/1 9/1/25 - 9/1/49	4.00% - 6.00% 3/1; 9/1 9/1/26 - 9/1/50	
$ 19,795,000	$ 20,060,000	$ 26,360,000	$ -	$ 175,075,000
			8,195,000	8,195,000
(460,000)	(465,000)	(605,000)		(5,145,000)
$ 19,335,000	$ 19,595,000	$ 25,755,000	$ 8,195,000	$ 178,125,000
$ 871,187	$ 889,493	$ 1,079,125	$ 185,820	$ 6,352,470

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182

TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund

For the Last Five Fiscal Years

	Amounts				
	2026	2025	2024	2023	2022**
Revenues					
Property taxes	$1,934,528	$ 2,606,711	$ 3,171,326	$ 2,891,007	$ 3,461,082
Penalties and interest	70,958	60,873	63,963	53,902	53,110
Water service	1,080,702	1,063,242	1,010,162	987,716	926,299
Sewer service	1,878,307	1,801,665	1,654,831	1,520,522	1,301,524
Regional water authority fees	1,970,663	1,969,569	2,018,260	1,912,205	1,790,116
Tap connection and inspection	612,709	58,973	198,498	382,317	959,937
Participant billings***	1,145,222	950,573	1,106,476	707,346	
Miscellaneous	159,072	134,329	222,140	108,328	97,905
Capital recovery fees		1,800,776			
Investment earnings	363,743	400,068	394,536	263,862	14,789
Total Revenues	9,215,904	10,846,779	9,840,192	8,827,205	8,604,762
Expenditures					
Current service operations					
Purchased services	697,166				
Professional fees	269,797	251,441	406,038	177,127	233,509
Contracted services	1,681,523	1,822,163	1,512,291	1,590,859	1,422,761
Repairs and maintenance	2,946,455	2,719,221	2,511,365	2,890,230	1,992,240
Utilities	373,024	359,243	452,372	235,920	237,191
Regional water authority fees	2,567,847	2,413,834	2,800,844	2,410,786	1,840,570
Administrative	234,645	203,125	185,724	159,123	171,261
Other	6,860	3,721		126	587,670
Lease	308,400	262,400	113,400	102,000	102,000
Lease obligations					
Lease - principal	363,604	391,154	542,212	325,693	209,237
Lease - interest	69,896	98,746	138,488	81,607	53,563
Capital					
Capital outlay	278,497	938,681	106,373	51,354	214,659
Right-to-use leased asset					1,781,619
Total Expenditures	9,797,714	9,463,729	8,769,107	8,024,825	8,846,280
Revenues Over (Under) Expenditur	(581,810)	1,383,050	1,071,085	802,380	(241,518)
Other Financing Sources					
Lease financing					1,781,619
Internal transfers		95,859			
Net Change in Fund Balance	(581,810)	1,478,909	1,071,085	802,380	1,540,101
Beginning fund balance	10,139,559	8,660,650	7,589,565	6,787,185	5,247,084
Ending fund balance	$9,557,749	$10,139,559	$ 8,660,650	$ 7,589,565	$ 6,787,185

*Percentage is negligible

**Classification of expenditures related to lease payments in FYE 2022 is not consistent with classification of expenditures for those same leases in prior years due to implementation of GASB 87.

*** Renamed Joint facility billings to Participant billings in FYE 2025

See accompanying auditor's report.

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
21%	23%	32%	33%	40%
1%	1%	1%	1%	1%
12%	10%	10%	11%	11%
20%	17%	17%	17%	15%
21%	18%	21%	22%	21%
7%	1%	2%	4%	11%
12%	9%	11%	8%	
2%	1%	2%	1%	1%
	16%			
4%	4%	4%	3%	*
100%	**100%**	**100%**	**100%**	**100%**
8%				
3%	2%	4%	2%	3%
18%	17%	15%	18%	17%
32%	25%	26%	33%	23%
4%	3%	5%	3%	3%
28%	22%	28%	27%	21%
3%	2%	2%	2%	2%
*	*		*	7%
3%	2%	1%	1%	1%
4%	4%	6%	4%	2%
1%	1%	1%	1%	1%
3%	9%	1%	1%	2%
				21%
107%	**87%**	**89%**	**92%**	**103%**
(7%)	**13%**	**11%**	**8%**	**(3%)**

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Five Fiscal Years

	Amounts				
	2026	2025	2024	2023	2022
Revenues					
Property taxes	$12,262,871	$11,351,089	$10,121,142	$8,298,976	$4,469,247
Penalties and interest	151,622	110,048	66,895	117,358	40,786
Miscellaneous				240	1,240
Investment earnings	316,326	339,374	349,686	195,759	10,050
Total Revenues	12,730,819	11,800,511	10,537,723	8,612,333	4,521,323
Expenditures					
Tax collection services	309,677	263,042	168,789	139,406	85,788
Debt service					
Principal	5,145,000	4,380,000	3,285,000	2,600,000	1,580,000
Interest and fees	6,360,796	5,762,358	4,465,095	2,977,013	1,660,125
Total Expenditures	11,815,473	10,405,400	7,918,884	5,716,419	3,325,913
Net Change in Fund Balance	915,346	1,395,111	2,618,839	2,895,914	1,195,410
Beginning fund balance	12,006,289	10,611,178	7,992,339	5,096,425	3,901,015
Ending fund balance	$12,921,635	$12,006,289	$10,611,178	$7,992,339	$5,096,425
Total Active Retail Connections					
Water	3,471	3,300	3,295	3,190	3,109
Wastewater	3,411	3,243	3,242	3,141	3,067

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
97%	96%	96%	97%	99%
1%	1%	1%	1%	1%
			*	*
2%	3%	3%	2%	*
100%	**100%**	**100%**	**100%**	**100%**
2%	2%	2%	2%	2%
40%	37%	31%	30%	35%
50%	49%	42%	35%	37%
92%	**88%**	**75%**	**67%**	**74%**

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended June 30, 2026

Complete District Mailing Address: 9 Greenway Plaza, Suite 1000, Houston, Texas 77046-0905

District Business Telephone Number: (713) 651-0111

Submission Date of the most recent District Registration Form

(TWC Sections 36.054 and 49.054): May 12, 2026

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				
John La Rocca	05/24 - 05/28	$ 2,635		President
Hadier Shenewa	05/26 - 05/30	3,557	1,410	Vice president
Jorge Garcia	05/26 - 05/30	3,536	2,298	Secretary
Robert Philo	05/26 - 05/30	442		Assistant Secretary
Timothy Gebauer	07/25 - 05/28	2,635		Assistant Secretary
Scott Sullivan	07/25 - 05/26	2,210	248	Former Director
		Amounts Paid		
Consultants				
Coats Rose P.C.	2006			Attorney
General legal fees		$ 87,568		
Bond counsel		143,367		
Delinquent tax attorney		28,332		
Si Environmental	2013	1,363,302		Operator
Myrtle Cruz, Inc.	2013	22,405		Bookkeeper
Assessments of the Southwest	2013	56,736		Tax Collector
Storm Water Solutions	2024	1,807,286		Drainage Consultant
Fort Bend Central Appraisal District	Legislation	212,421		Property Valuation
LJA Engineering	2013	435,909		Engineer
McGrath & Co., PLLC	2014	32,500		Auditor
Cedar Creek Municipal Advisors, LLC	2015	166,488		Financial Advisor

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

See accompanying auditor's report.