

**This Preliminary Official Statement is subject to completion and amendment and is intended solely for the purpose of soliciting initial bids on the Bonds. Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser.**

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

THE BONDS WILL NOT BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

**NEW ISSUE - Book-Entry-Only**

Underlying Rating: Moody's: Baa3  
See "MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE" herein.

**\$7,375,000**

**BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**

*(A political subdivision of the State of Texas located within Brazos County)*

**UNLIMITED TAX ROAD BONDS, SERIES 2026**

**Dated: January 1, 2026**

**Due: September 1 as shown below**

Principal of the bonds described above (the "Bonds") will be payable at stated maturity or redemption upon presentation of the Bonds at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A. (the "Paying Agent/Registrar", "Paying Agent" or "Registrar") in Houston, Texas. Interest on the Bonds will accrue from January 1, 2026 and be payable on March 1, 2026, and on each September 1 and March 1 thereafter until the earlier of maturity or redemption. The Bonds will be issued only in fully registered form. Interest will be calculated on the basis of a 360-day year of twelve 30-day months. The Bonds are subject to redemption prior to maturity as shown below.

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

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

Due	Principal	Interest	Initial	CUSIP	Due	Principal	Interest	Initial	CUSIP
<u>September 1</u>	<u>Amount (a)</u>	<u>Rate</u>	<u>Reoffering</u>	<u>Number</u>	<u>September 1</u>	<u>Amount</u>	<u>Rate</u>	<u>Reoffering</u>	<u>Number</u>
			<u>Yield (b)</u>	<u>106206 (c)</u>				<u>Yield (a)</u>	<u>106206 (b)</u>
2027	\$ 155,000				2040	\$ 290,000 (d)			
2028	160,000				2041	305,000 (d)			
2029	170,000				2042	320,000 (d)			
2030	180,000				2043	335,000 (d)			
2031	190,000				2044	355,000 (d)			
2032	200,000 (d)				2045	370,000 (d)			
2033	205,000 (d)				2046	390,000 (d)			
2034	220,000 (d)				2047	410,000 (d)			
2035	230,000 (d)				2048	430,000 (d)			
2036	240,000 (d)				2049	450,000 (d)			
2037	250,000 (d)				2050	475,000 (d)			
2038	265,000 (d)				2051	500,000 (d)			
2039	280,000 (d)								

- (a) The Initial Purchaser (as defined herein) may elect to designate one or more term bonds. See accompanying Official Notice of Sale and Official Bid Form.
- (b) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced at maturity or to the first call date. Accrued interest from January 1, 2026, is to be added to the price.
- (c) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP numbers set forth herein.
- (d) 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 on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. See "THE BONDS-Redemption Provisions."

The Bonds, when issued, will constitute valid and legally binding obligations of Brazos County Municipal Utility District No. 1 (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Brazos County, the City of College Station or any entity other than the District. The Bonds are subject to special investment risks described herein. See "RISK FACTORS."

The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Bond Counsel. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about January 21, 2026.

**Bids Due: Monday, December 15, 2025, at 10:00 a.m., Houston Time in Houston, Texas**

**Bid Award: Monday, December 15, 2025, at 12:00 p.m., Houston Time in Bryan, Texas**

## TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT .....	3
OFFICIAL STATEMENT SUMMARY .....	4
SELECTED FINANCIAL INFORMATION .....	7
RISK FACTORS .....	8
THE BONDS.....	14
BOOK-ENTRY-ONLY SYSTEM .....	20
THE DISTRICT .....	21
MANAGEMENT .....	23
UTILITY AGREEMENT.....	24
THE DEVELOPERS AND MAJOR LANDOWNER .....	25
THE ROAD SYSTEM .....	25
THE SYSTEM .....	26
USE AND DISTRIBUTION OF BOND PROCEEDS .....	27
UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED .....	28
FINANCIAL STATEMENT (UNAUDITED).....	28
ESTIMATED OVERLAPPING DEBT STATEMENT .....	29
TAX DATA.....	30
TAX PROCEDURES.....	33
GENERAL FUND .....	38
DEBT SERVICE REQUIREMENTS .....	39
LEGAL MATTERS .....	40
TAX MATTERS .....	41
SALE AND DISTRIBUTION OF THE BONDS .....	43
MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE .....	44
PREPARATION OF OFFICIAL STATEMENT .....	44
CONTINUING DISCLOSURE OF INFORMATION.....	46
MISCELLANEOUS.....	48
AERIAL PHOTOGRAPH	
PHOTOGRAPHS	
INDEPENDENT AUDITOR’S REPORT AND FINANCIAL STATEMENTS FOR FISCAL YEAR	
ENDED NOVEMBER 30, 2024 .....	APPENDIX A

## **USE OF INFORMATION IN OFFICIAL STATEMENT**

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission, as amended and in effect on the date hereof, this document constitutes an Official Statement 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 the information permitted by 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 representation must not be relied upon as having been authorized by the District.

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

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of duplication costs.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12, as amended.

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

## OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information appearing elsewhere in this Official Statement.

### THE FINANCING

- The Issuer* ..... Brazos County Municipal Utility District No. 1 (the “District”), a political subdivision of the State of Texas, is located in Brazos County, Texas and within the extraterritorial jurisdiction of the City of College Station (the “City”). See “THE DISTRICT.”
- The Issue* ..... \$7,375,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”) are issued pursuant to a resolution (the “Bond Resolution”) of the District’s Board of Directors and a City consent resolution. The Bonds will be issued as fully registered bonds maturing in the years and in the amounts shown on the cover hereof. Interest on the Bonds accrues from January 1, 2026, and is payable on March 1, 2026, and on each September 1 and March 1 thereafter until the earlier of maturity or prior redemption.
- Redemption* ..... The Bonds maturing on and after September 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District, prior to their maturity dates, on September 1, 2031, or on any date thereafter. Upon redemption, the Bonds will be payable at a price of par plus accrued interest to the date of redemption. See “THE BONDS—Redemption Provisions.”
- Book-Entry-Only System*... The Depository Trust Company, New York, New York (“DTC”) will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee), or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”
- Authority for Issuance* ..... The Bonds are the third series of bonds issued out of an aggregate of \$104,060,000 principal amount of unlimited tax bonds authorized by the District’s voters for roads and refunding outstanding road bonds. The Bonds are issued pursuant to the Bond Resolution; an election held within the District; the general laws of the State of Texas relating to the issuance of bonds by political subdivisions, including Article III, Section 52 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; and approval by the City. See “THE BONDS—Authority for Issuance.”
- Source of Payment* ..... The Bonds are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See “TAX PROCEDURES.” The Bonds are obligations of the District and are not obligations of the State of Texas, Brazos County, the City of College Station or any other political subdivision or entity other than the District. See “THE BONDS—Source of and Security for Payment.”
- Use of Proceeds* ..... Proceeds from the sale of the Bonds will be used to pay for items shown herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” including to pay engineering and construction costs, to pay land acquisition costs, to capitalize twelve (12) months of interest on the Bonds, to pay interest on funds advanced by the Developers (as defined herein) on behalf of the District, and to pay certain other costs and engineering fees related to the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”



*Payment Record*..... The District has previously issued two series of unlimited tax road bonds of which \$10,325,000 principal amount remain outstanding as of November 1, 2025, and three series of unlimited tax bonds of which \$19,820,000 principal amount remain outstanding as of November 1, 2025 (the “Outstanding Bonds”). The District has never defaulted in the payment of principal and interest on the Outstanding Bonds.

*Not Qualified Tax-Exempt Obligations* ..... The District will not designate the Bonds as “qualified tax-exempt obligations” for financial institutions.

*Municipal Bond Rating and Municipal Bond Insurance*

..... Moody’s Investors Service (“Moody’s”) has assigned an underlying rating of Baa3 to the Bonds. An explanation of the ratings may be obtained from Moody’s, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007. The fee associated with the rating assigned to the District by Moody’s will be paid by the District; however, the fee associated with ratings provided by other agencies will be at the expense of the Initial Purchaser.

Application has also been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser and at the Initial Purchaser’s expense. See “RISK FACTORS—Risk Factors Related to the Purchase of Municipal Bond Insurance” and “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.”

*Legal Opinion*..... Allen Boone Humphries Robinson L.L.P., Bond Counsel, Houston, Texas.

*Disclosure Counsel*..... McCall, Parkhurst & Horton L.L.P., Houston, Texas.

*Financial Advisor* ..... Post Oak Municipal Advisors LLC, Houston, Texas.

*Engineer* ..... Pape-Dawson Engineers, Inc., Houston, Texas.

## **THE DISTRICT**

*Description* ..... The District was created by order of the TCEQ dated January 14, 2015. The District contains approximately 553 acres of land and is located in Brazos County on the east side of Texas State Highway 6 and the north side of Peach Creek Cut Off Road. The District is approximately 8 miles south of downtown College Station. The District abuts the corporate limits of and lies entirely within the extraterritorial jurisdiction of the City of College Station and within the boundaries of the College Station Independent School District. See “THE DISTRICT” and “AERIAL PHOTOGRAPH.”

*Status of Development* ..... Development in the District began in 2017. With the consent of the District, the Developers (as defined herein) have financed the design and construction of underground utility and road facilities to serve approximately 238.64 acres developed as 1,067 single-family residential lots.

The District is being developed as a single-family residential development known as Southern Pointe Community. Amenities constructed in the District include walking trails and ponds on approximately 60.07 acres. As of November 1, 2025, the District contained 752 single-family homes completed and occupied, 66 vacant single-family homes (including 6 model homes), 50 single-family homes under construction, and 199 completed lots available for home construction.

Homebuilding in the District is being conducted by Stylecraft Builders, Omega Builders, Kaleo Homes, Continental Homes (a subsidiary of D.R. Horton), Ranger Home Builders,

Lennar Homes and DRB Homes (formerly Brightland Homes). New homes in the District range in price from approximately \$301,000 to \$420,000.

The Developers are currently developing approximately 27.53 acres (140 single-family residential lots) with expected completion of January 2026 and approximately 70.82 acres (358 single-family residential lots) with expected completion by the second quarter of 2026. Construction of underground utilities is also underway for approximately 55.33 acres in the District, which will be developed for commercial and multi-family development. Within the approximately 55.33 acres, a regional real estate office has been constructed on approximately 1.96 acres, and a convenience store and gas station have been constructed on approximately 2.99 acres. The remainder of the District consists of approximately 100.47 acres of developable but undeveloped land. See “THE DISTRICT—Land Use” and “—Status of Development.”

*The Developers and*

*Major Landowner.....*BV Southern Pointe Development Inc., a Texas corporation (“BVSoPo”), was formed for the purpose of developing single-family residential land in the District. BVSoPo has developed approximately 234.02 acres within the District and continues to own approximately 181.91 acres of land. Lennar Homes of Texas Land and Construction, Ltd. d/b/a Friendswood Development Company (“Lennar”), has purchased approximately 93.50 acres of land sold by BVSoPo. Lennar is currently developing land within Southern Pointe and is under contract to BVSoPo to develop approximately 119.73 additional acres within the District. BVSoPo and Lennar are collectively referred to herein as the “Developers”.

Phillips 3 Land Holdings LLC (the “Major Landowner” or “Phillips”) was formed for the sole purpose of owning land in the District. Phillips currently owns approximately 21.80 acres within the District. The Developers and Major Landowner are related entities. BVSoPo has agreed to terms whereby they will purchase land within the District from Phillips for the purpose of development. The Developers and Major Landowner have entered into Development Financing Agreements with the District to provide financing for construction of water, sewer, and drainage and road facilities for the District. See “THE DEVELOPERS AND MAJOR LANDOWNER” and “TAX DATA—Principal Taxpayers.”

*Water and Wastewater.....*Retail water and wastewater service for development within the District is provided by College Station Utilities (“CSU”). CSU holds the requisite certificates of convenience and necessity over the land within the District. See “WATER SUPPLY AND WASTEWATER TREATMENT.”

## **RISK FACTORS**

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS AND ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THE ENTIRE OFFICIAL STATEMENT FOR A DISCUSSION OF INVESTMENT RISKS, INCLUDING PARTICULARLY THE SECTION CAPTIONED “RISK FACTORS.”

## SELECTED FINANCIAL INFORMATION

2025 Certified Taxable Assessed Valuation.....	\$233,987,145 (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	\$312,670,759 (b)
Gross Debt Outstanding (after issuance of the Bonds).....	\$37,520,000
Estimated Overlapping Debt.....	6,323,013 (c)
Gross Debt and Estimated Overlapping Debt.....	\$43,843,013

### Ratios of Gross Debt to:

2025 Certified Taxable Assessed Valuation.....	16.04%
Estimated Taxable Assessed Valuation as of August 1, 2025.....	12.00%

### Ratios of Gross Debt and Estimated Overlapping Debt to:

2025 Certified Taxable Assessed Valuation.....	18.74%
Estimated Taxable Assessed Valuation as of August 1, 2025.....	14.02%

### Fund Balance Available as of November 7, 2025:

Operating Fund.....	\$521,678
Road Escrow Fund.....	\$58,458 (d)
Road Debt Service Fund.....	\$399,653 (e) (f)
WS&D Debt Service Fund.....	\$956,853 (e)
Road Capital Projects Fund.....	\$32,029
WS&D Capital Projects Fund.....	\$0

### 2025 Tax Rate:

Road Debt Service.....	\$0.270
WS&D Debt Service.....	\$0.550
Maintenance and Operations.....	\$0.160
Road Maintenance.....	\$0.020
Total.....	\$1.000

### Projected Average Annual Debt Service Requirements (2027-2051) of the Bonds

and the Outstanding Bonds ("Average Requirement").....	\$2,449,334
--	-------------

### Projected Tax Rate Required to Pay Average Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$1.11 /\$100 A.V.
Estimated Taxable Assessed Valuation as of August 1, 2025 at a 95% collection rate.....	\$0.83 /\$100 A.V.

### Projected Maximum Annual Debt Service Requirements (2046) of the Bonds

and the Outstanding Bonds ("Maximum Requirement").....	\$2,584,185
--	-------------

### Projected Tax Rate Required to Pay Maximum Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$1.17 /\$100 A.V.
Estimated Taxable Assessed Valuation as of August 1, 2025 at a 95% collection rate.....	\$0.87 /\$100 A.V.

(a) As certified by the Brazos Central Appraisal District (the "Appraisal District"). See "TAX PROCEDURES."

(b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on August 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025 and January 1, 2026, will be certified as of January 1, 2026, and provided for purposes of taxation in the fall of 2026. See "TAX PROCEDURES."

(c) See "ESTIMATED OVERLAPPING DEBT STATEMENT."

(d) The District maintains funds in the Road Escrow Fund for maintenance of public roads in accordance with its agreement with Brazos County. The District has levied a road maintenance tax for 2025. Those funds will be deposited into the Road Escrow Fund.

(e) Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Debt Service Fund. Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to bonds sold for road facilities, including the Bonds (the "Road Bonds"), and a portion will be allocated to bonds sold for water, sanitary sewer, drainage and storm sewer facilities (the "Water, Sewer and Drainage Bonds"). See "FINANCIAL STATEMENT (UNAUDITED)—Outstanding Bonds." The Road Debt Service Fund is not pledged to the Water, Sewer and Drainage Bonds and the Water, Sewer and Drainage Debt Service Fund is not pledged to the Road Bonds.

(f) Accrued interest and twelve (12) months of capitalized interest on the Bonds will be deposited to the Road Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS." Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Debt Service Fund.

**PRELIMINARY OFFICIAL STATEMENT**  
**\$7,375,000**  
**BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
*(A political subdivision of the State of Texas located within Brazos County)*  
**UNLIMITED TAX ROAD BONDS, SERIES 2026**

This Official Statement provides certain information in connection with the issuance by Brazos County Municipal Utility District No. 1 (the “District”) of its \$7,375,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”).

The Bonds are issued pursuant to a Bond Resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”); an election held within the District; approval by the City of College Station (the “City”); Article III, Section 52 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; and general laws of the State of Texas relating to the issuance of bonds by political subdivisions.

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and BV Southern Pointe Development, Inc. and Lennar Homes of Texas Land and Construction, Ltd. d/b/a Friendswood Development Company (the “Developers”), the developers of land within the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from the District upon payment of the costs of duplication therefor.

## **RISK FACTORS**

### **General**

The Bonds, which are obligations of the District and not obligations of the State of Texas, Brazos County, the City or any other entity other than the District, will be secured by a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the 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.

### **Economic Factors and Interest Rates**

A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots which are being marketed by the Developers for sale to homebuilders for the construction of primary residences. The market value of such properties is related to general economic conditions in the City, the State of Texas and the nation and those conditions can affect the demand for such properties. Demand for property of this type and the construction of structures thereon can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets” below), construction costs and the prosperity and demographic characteristics of the urban center toward which the marketing of residential and commercial property is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values.

### **Credit Markets and Liquidity in the Financial Markets**

Interest rates and the availability of mortgage and development funding have a direct impact on construction activity, particularly short-term interest rates at which landowners are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. The success of development within the District and growth of District taxable property values are, to a great extent, a function of the City and regional economies and national credit and financial markets. A downturn in the economic conditions in the College Station area, including Texas A&M University, or a decline in the nation’s real estate and financial markets could adversely affect development in the District and restrain the growth of or reduce the value of the District’s property tax base.

### **Developers Obligations to the District**

There are no commitments from or obligations of the Developers, the Major Landowner, or any other landowner to the District to proceed at any particular rate or according to any specified plan with the development of land or the construction of improvements in the District, and there is no restriction on any landowner's right to sell its land. Failure of the Developers to develop the developable land or of builders to construct taxable improvements on developed tracts of land could restrict the rate of growth of taxable values in the District. The District cannot and does not make any representations that over the life of the Bonds the District will increase or maintain its taxable value.

### **Competition**

The demand for and construction of single-family homes in the District could be affected by competition from other residential developments including other residential developments located in College Station. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District and in more established neighborhoods. Such homes could represent additional competition for new homes proposed to be sold within the District.

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

### **Impact on District Tax Rates**

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2025 Certified Taxable Assessed Valuation is \$233,987,145 and the Estimated Taxable Assessed Valuation as of August 1, 2025, is \$312,670,759. See "FINANCIAL STATEMENT (UNAUDITED)." After issuance of the Bonds, the projected maximum debt service requirement will be \$2,584,185 (2046) and the projected average annual debt service requirement will be \$2,449,334 (2027-2051, inclusive). Assuming no increase or decrease from the 2025 Taxable Assessed Valuation, the issuance of no additional debt, and no other funds available for the payment of debt service, tax rates of \$1.17 and \$1.11 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected maximum debt service requirement and the projected average annual debt service requirement, respectively. Assuming no increase or decrease from the Estimated Taxable Assessed Valuation as of August 1, 2025, and no use of funds other than tax collections, tax rates of \$0.87 and \$0.83 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected maximum annual debt service requirement and the projected average annual debt service requirement, respectively. See "DEBT SERVICE REQUIREMENTS."

Although calculations have been made regarding tax rates necessary to pay the debt service on the Bonds and the Outstanding Bonds based upon the 2025 Certified Taxable Assessed Valuation and the Estimated Taxable Valuation as of August 1, 2025, the District makes no representations regarding the future level of assessed valuation within the District. Increases in taxable values depend primarily on the continuing construction of taxable improvements within the District. See "TAX PROCEDURES" and "TAX DATA—Tax Adequacy for Debt Service."

### **Undeveloped Acreage and Vacant Lots**

There are approximately 254.15 developable acres of land within the District that have not been fully provided with water, sanitary sewer, storm drainage, and detention facilities and roads necessary for the construction of taxable improvements (including approximately 153.68 acres on which utility construction is underway) 199 completed vacant lots available for home construction, and 498 single-family residential lots under construction. Future increases in taxable assessed valuation will result primarily from the construction of homes by builders and from the appreciation of property values. Failure of the Developers to develop the developable land or of builders to build taxable improvements on the developed lots could restrict the rate of growth of taxable values in the District. The District makes no representation as to when or if development of this acreage will occur or that the lot sales and building program will be successful. See "THE DISTRICT—Status of Development."

### **Increase in Costs of Building Materials and Labor Shortages**

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

### **Future Debt**

The District reserves in the Bond Resolution the right to issue the remaining \$85,970,000 principal amount of authorized but unissued unlimited tax bonds for roads after the issuance of the Bonds and the refunding of outstanding road bonds, and the remaining \$215,505,000 principal amount of unlimited tax bonds authorized but unissued for water, sewer, drainage and storm sewer systems and refunding of such outstanding bonds. The District may also issue additional bonds which may be voted hereafter. After reimbursement from the proceeds of the Bonds, the Developers will have expended approximately \$38,400,000 for design, construction and acquisition of water, sanitary sewer, and drainage facilities and roadways not yet reimbursed. See "THE BONDS—Issuance of Additional Debt." The issuance of such obligations may adversely affect the investment security of the Bonds. The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board of the District and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities must be approved by the TCEQ.

### **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by market conditions limiting the proceeds from a foreclosure sale of taxable property and collection procedures. 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.

The costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAX PROCEDURES—District's Rights in the Event of Tax Delinquencies."

### **Registered Owners' Remedies and Bankruptcy Limitations**

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

all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property.

Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owner's remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it is (1) authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires 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. Special districts such as the District must obtain the approval of the Commission as a condition to seeking relief under the Federal Bankruptcy Code. The Commission is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such 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 a 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 appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim. If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating the collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against a district.

A district may not be forced into bankruptcy involuntarily.

### **Continuing Compliance with Certain Covenants**

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

### **Marketability**

The District has no agreement with the Initial Purchaser 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 generally bought, sold or traded in the secondary market.

## **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 Brazos County. Under the Clean Air Act (“CAA”) Amendments of 1990, Brazos County has been designated an attainment/unclassifiable 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”).

Although Brazos County is currently in attainment, Brazos County has been and continues to be near the non-attainment thresholds for ozone. Accordingly, it is possible that Brazos County could be re-classified as a nonattainment area should ozone levels increase. A designation of nonattainment for ozone or any other pollutant could 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 Brazos County to maintain attainment with the ozone standards. Such additional controls could have a negative impact on Brazos County’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) public water supply systems; (2) wastewater discharges from treatment facilities; (3) storm water discharges; and (4) wetlands dredge and fill activities. Each of these is addressed below:

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

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



Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district's ability to obtain and maintain compliance with TPDES permits.

The District is subject to the TCEQ's General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the "MS4 Permit"), which was issued by the TCEQ on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. The District has applied for coverage under the MS4 Permit and is awaiting final approval from the TCEQ. Costs associated with these compliance activities could be substantial in the future.

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

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

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

### **Specific Flood Type Risks**

The District is subject to the following flood risks:

Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or man made drainage systems downstream (canals or channels).

### **Risk Factors Related to the Purchase of Municipal Bond Insurance**

The District has applied for a bond insurance policy (the "Policy") to guarantee the scheduled payment of principal and interest on the Bonds. If the Policy is purchased, investors should be aware of the following risk factors:

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 RATING AND 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 has made independent investigations into the claims paying ability of the insurer and no assurance or representation regarding the financial strength or projected financial strength of the 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 RATING AND MUNICIPAL BOND INSURANCE” for further information provided by the Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

## **THE BONDS**

### **General**

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution. The Bond Resolution authorizes the issuance and sale of the Bonds and prescribes the terms, conditions, and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds will be dated and accrue interest from January 1, 2026, which interest is payable on March 1, 2026, and on each September 1 and March 1 thereafter (each, an “Interest Payment Date”), until the earlier of maturity or prior redemption. The Bonds mature on September 1 in the amounts and years and bear interest at the rates shown on the cover page of this Official Statement. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

The Bonds will be issued in fully registered form in denominations of \$5,000 or integral multiples thereof.

### **Authority for Issuance**

At a bond election held within the District on November 5, 2019, the voters of the District authorized the issuance of a total of \$104,060,000 principal amount of unlimited tax bonds for roads and refunding outstanding road bonds. The Bonds are being issued pursuant to such authorization. After issuance of the Bonds, \$85,970,000 principal amount of unlimited tax bonds will remain authorized but unissued for roads and refunding outstanding road bonds. See “Issuance of Additional Debt” below.

The Bonds are issued pursuant to the Bond Resolution; an election held within the District; approval by the City; Article III, Section 52 of the Texas Constitution; and the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended.

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the safety of the Bonds as an investment or upon the adequacy of the information contained in this Official Statement.

### **Source of and Security for Payment**

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants in the Bond Resolution to levy a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District sufficient to pay the principal of and interest on the Bonds, the Outstanding Bonds, and any future bonds payable in whole or in part from taxes, with full allowance being made for delinquencies and costs of collection.

In the Bond Resolution, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose.

The Bonds are obligations of the District and are not the obligations of the State of Texas, Brazos County, the City, or any entity other than the District.

### **Funds**

In the Bond Resolution, the Road Debt Service Fund is confirmed, and the proceeds from all taxes levied, assessed and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

The District also maintains a Water, Sewer and Drainage Debt Service that is not pledged to Road Bonds, including the Bonds. Funds in the Water, Sewer and Drainage Debt Service are not available to pay principal of and interest on Road Bonds, including the Bonds.

Accrued interest and twelve (12) months of capitalized interest on the Bonds shall be deposited into the Road Debt Service Fund upon receipt. The remaining proceeds from the sale of the Bonds, including interest earnings thereon, shall be deposited into the Road Capital Projects Fund, to pay the costs of acquiring or constructing road facilities, to pay for developer interest and to pay the costs of issuing the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS" for a more complete description of the use of Bond proceeds.

### **Method of Payment of Principal and Interest**

In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A. in Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America which, on the date of payment, is legal tender for the payment of debts due the United States of America, upon their presentation and surrender as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Houston, Texas. Interest on each Bond shall be payable by check or draft payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owners as shown on the Register on the fifteenth (15th) day (whether or not a business day) of the month prior to each interest payment date (defined herein as the "Record Date"), to the address of such Registered Owner as shown on the Paying Agent/Registrar's records (the "Register") or by such other customary banking arrangements as may be agreed to by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day, as defined in the Bond Resolution.

### **No Arbitrage**

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for.

In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants in the Bond Resolution that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds, and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

### **Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2032, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2031, or on any date thereafter, at a price of par plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of Bonds to be redeemed shall be selected by the District. If fewer than all the Bonds of any maturity are redeemed at any time, the particular Bonds within a maturity to be redeemed shall be selected by the Paying Agent/Registrar by lot or other customary method of selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

Notice of any redemption identifying the Bonds to be redeemed in whole or in part shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for redemption by sending written notice by first class

mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the register. Such notices shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment and, if fewer than all the Bonds outstanding within any one maturity are to be redeemed, the numbers of the Bonds or the portions thereof to be redeemed. Any notice given shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives such notice.

By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest that would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

### **Record Date**

The record date for payment of the interest on any regularly scheduled Interest Payment Date is defined as the 15th day of the month (whether or not a business day) preceding such Interest Payment Date.

### **Registration and Transfer**

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

### **Replacement of Paying Agent/Registrar**

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. 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/Registrar for the Bonds.

### **Lost, Stolen or Destroyed Bonds**

In the event the book-entry-only system is discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, stolen or destroyed, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding.

Registered Owners of lost, stolen or destroyed bonds will be required to pay the District's costs to replace such bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

### **Issuance of Additional Debt**

After issuance of the Bonds, the District will have \$85,970,000 principal amount of unlimited tax bonds authorized but unissued for roads and refunding of such outstanding bonds and \$215,505,000 principal amount of unlimited tax bonds authorized but unissued for water, sanitary sewer, drainage and storm sewer systems and refunding of such outstanding bonds. The District anticipates issuing additional bonds in the future. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or

the amount ultimately issued by the District. See “USE AND DISTRIBUTION OF BOND PROCEEDS—Future Debt” and “UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED.”

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) approval of a detailed fire plan by the Commission; (b) authorization of a detailed fire plan and fire bonds by the District’s voters at an election; (c) approval of bonds by the Commission; and (d) approval of bonds by the Attorney General of Texas. The Board has not considered preparing such a fire plan or calling such an election at this time.

Because the District is located within Brazos County, current law does not authorize the District to issue bonds for parks and recreational facilities purposes.

Issuance of additional bonds and the levy of taxes in connection therewith could dilute the investment security for the Bonds.

### **Annexation by the City; Strategic Partnership Agreement**

Chapter 42, Texas Local Government Code, provides that, within the limits described therein, the unincorporated area contiguous to the corporate limits of any city comprises that city’s extraterritorial jurisdiction. The size of extraterritorial jurisdiction depends in part on the city’s population. For the City, the extraterritorial jurisdiction consists of all the contiguous unincorporated areas not a part of any other city or any other city’s extraterritorial jurisdiction and within three (3) miles of the corporate limits of the City. With certain exceptions, a city may annex territory only within the confines of its extraterritorial jurisdiction. When a city annexes additional territory, the city’s extraterritorial jurisdiction expands in conformity with such annexation.

The District lies within the extraterritorial jurisdiction of the City. The City cannot annex territory within the District unless it annexes the entire District. The City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement under Section 43.0751, Texas Local Government Code between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District.

The District and the City entered into a Strategic Partnership Agreement for a term of thirty (30) years beginning May 31, 2016. Pursuant to the Strategic Partnership Agreement which sets forth the terms of full purpose annexation, the City will not annex the property in the District until (i) at least 90% of the developable acreage within the District has been developed with water, wastewater and drainage and road facilities, and (ii) the Developers have been reimbursed to the maximum extent permitted by the rules of the TCEQ or the City assumes any obligation for such reimbursement. In the event a commercial area is developed, the city may annex for limited purposes such commercial area, and the City may impose its sales and use tax within the commercial area. If the District is annexed, the City will assume the District’s assets and obligations (including the Bonds) and dissolve the District (see “UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF COLLEGE STATION.”) The City may decide in its sole discretion to continue the District as a “limited district” for a period of up to ten years. No representation is made as to whether or not the City will annex the District at any time in the future. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur.

### **Consolidation**

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

## **Remedies in Event of Default**

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observance or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See "RISK FACTORS - Registered Owners' Remedies and Bankruptcy Limitations."

## **Legal Investment and Eligibility to Secure Public Funds in Texas**

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

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

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

## **Defeasance**

The Bond Resolution 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 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 that 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.

### **BOOK-ENTRY-ONLY SYSTEM**

*The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy or completeness thereof. The District cannot and does not give any assurances that DTC, DTC Direct Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) Bonds representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) prepayment or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will do so on a timely basis or that DTC, DTC Direct Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedure" of DTC to be followed in dealing with DTC Direct Participants are on file with DTC.*

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

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 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 rating of "AA+"

from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase.

Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

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

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

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



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

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Initial Purchaser take any responsibility for the accuracy thereof.

## **THE DISTRICT**

### **General**

The District was created by order of the TCEQ dated January 14, 2015. The District contains approximately 553 acres of land and is located in Brazos County on the east side of Texas State Highway 6 and the north side of Peach Creek Cut Off Road. The District is approximately 8 miles south of downtown College Station. The District abuts the corporate limits of and lies entirely within the extraterritorial jurisdiction of the City and within the boundaries of the College Station Independent School District. See "AERIAL PHOTOGRAPH."

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District is also empowered to construct thoroughfare, arterial and collector roads and improvements in aid thereof. The District may issue bonds and other forms of indebtedness to purchase or construct all of such facilities.

The TCEQ exercises continuing supervisory jurisdiction over the District only for the water, wastewater and drainage projects. The District is required to observe certain requirements of the City which, along with Texas law, limit the purposes for which the District may sell bonds for the acquisition, construction, and improvement of facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; and require certain public facilities to be designed in accordance with applicable City standards. Construction and operation of the District's facilities are subject to the regulatory jurisdiction of additional government agencies. See "UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF COLLEGE STATION."

*[Remainder of Page Left Intentionally Blank]*

## Land Use

<i>Single Family Residential</i>	Approximate	
	Acres	Lots
Southern Pointe Community Section 100.....	49.18	150
Southern Pointe Community Section 101.....	10.44	57
Southern Pointe Community Section 102.....	9.90	56
Southern Pointe Community Section 103/119.....	14.85	84
Southern Pointe Community Section 104/120.....	11.99	65
Southern Pointe Community Section 200.....	26.07	65
Southern Pointe Community Section 201.....	15.76	83
Southern Pointe Community Section 106.....	10.40	57
Southern Pointe Community Section 400.....	15.51	67
Southern Pointe Community Section 202.....	18.81	97
Southern Pointe Community Section 105.....	14.06	69
Southern Pointe Community Section 203.....	23.59	129
Southern Pointe Community Section 700 .....	18.08	88
Southern Pointe Community Section 600 (a).....	16.28	81
Southern Pointe Community Section 500 (a).....	11.25	59
<b>Subtotal.....</b>	<b>266.17</b>	<b>1,207</b>
Future Development (b).....	171.29	
Future Commercial and Multi-family (c).....	55.33	
Recreation/Open Space.....	60.07	
<b>Total.....</b>	<b>553</b>	

(a) Lots under construction, expected to be completed in January 2026.

(b) Includes approximately 70.82 acres of land where construction is underway for underground utilities with completion expected in the second quarter of 2026.

(c) Utility construction is underway with completion expected in August 2026.

## Status of Development

Status of Development as of November 3, 2025:

Completed Occupied Homes.....	752
Completed Unoccupied Homes (including 6 model homes).....	66
Homes Under Construction.....	50
Completed Lots Available for Home Construction.....	199
Lots Under Construction Residential.....	498 (a)
Lots Under Construction Commercial.....	20
Estimated Population.....	2,632 (b)

(a) Includes 81 lots in Section 600 and 59 lots in Section 500 expected to be completed in January 2026 and 358 lots on approximately 70.82 acres of land expected to be completed in the second quarter of 2026. See “THE DISTRICT—Land Use.”

(b) Based on 3.5 persons per occupied single-family residence.

Development in the District began in 2017. With the consent of the District, the Developers have financed the design and construction of underground utility and road facilities to serve approximately 238.64 acres developed as 1,067 single-family residential lots. The District is being developed as a single-family residential development known as Southern Pointe Community. Amenities constructed in the District include walking trails and ponds on approximately 60.07 acres. As of November 1, 2025, the District contained 752 single-family homes completed and occupied, 66 vacant single-family homes (including 6 model homes), 50 single-family homes under construction, and 199 completed lots available for home construction.

The Developers are currently developing approximately 27.53 acres (140 single-family residential lots) with expected completion date of January 2026 and approximately 70.82 acres (358 single-family residential lots) with expected

completion by the second quarter of 2026. Construction of underground utilities is also underway for approximately 55.33 acres in the District, which will be developed for commercial and multi-family development. Of this area a regional real estate office has been constructed on approximately 1.96 acres and a convenience store and gas station have been constructed on approximately 2.99 acres. The remainder of the District consists of approximately 100.47 acres of developable but undeveloped land.

### **Homebuilders**

Homebuilding in the District is being conducted by Stylecraft Builders, Lennar Homes, Omega Builders, Kaleo Homes, Continental Homes (a subsidiary of D.R. Horton), Ranger Home Builders, and DRB Homes (formerly Brightland Homes). New homes in the District range in price from approximately \$301,000 to \$420,000.

### **Future Development**

Approximately 171.29 acres of land in the District are not yet fully served with water, sanitary sewer and drainage and storm sewer facilities or roads necessary for the construction of taxable improvements (including approximately 98.35 acres for which utility construction is underway). While the Developers anticipate future development of this acreage as business conditions warrant, there can be no assurances if and when any of such undeveloped land will ultimately be developed. The District anticipates issuing additional bonds to accomplish full development of the District. See “RISK FACTORS—Possible Impact on District Tax Rates.” The Engineer has stated that under current development plans, the remaining authorized but unissued bonds (\$85,970,000 principal amount for roads and \$215,505,000 principal amount for water, sanitary sewer, drainage and storm sewer facilities) should be sufficient to finance the construction of water, sanitary sewer, drainage and storm sewer facilities and roads for full development of the District. See “THE SYSTEM” and “THE ROAD SYSTEM.”

## **MANAGEMENT**

### **Board of Directors**

The District is governed by the Board of Directors, consisting of five directors, which has control over and management supervision of all affairs of the District. Each of the five current Directors owns land and/or resides in the District. Directors are elected by the voters within the District for four-year staggered terms. Director elections are held only in even numbered years. The Directors and Officers of the District are listed below:

<u>Name</u>	<u>District Board Title</u>	<u>Term Expires</u>
Robert "Hunter" Goodwin	President	May 2028
Charles Moreau	Vice President	May 2026
Lawrence B. Hodges Jr.	Secretary	May 2028
Kyle Davis	Assistant Secretary	May 2028
Brian G. Fisher	Assistant Vice President	May 2026

While the District does not employ any full-time employees, it has contracted for certain services as follows:

### **Tax Assessor/Collector**

Land and improvements within the District are appraised for ad valorem taxation purposes by the Brazos Central Appraisal District. The District’s Tax Assessor/Collector is engaged by the Board of Directors of the District. B&A Municipal Tax Service, LLC is currently serving in this capacity for the District.

### **Bookkeeper**

The District has engaged Municipal Accounts & Consulting, L.P. to serve as the District’s bookkeeper.

### **System Operator**

The City operates the District’s water and sanitary sewer system pursuant to a utility agreement dated May 31, 2016, and amended on December 2, 2016. See “UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF COLLEGE STATION.”

### **Engineer**

The consulting engineer for the District in connection with review of the design and construction of the District's facilities is Pape-Dawson Engineers, Inc. (the "Engineer"). The consulting engineer responsible for design and observation of construction is Schultz Engineering, LLC.

### **Attorney**

The District has engaged Allen Boone Humphries Robinson LLP as general counsel and as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fees are contingent on the sale and delivery of the Bonds. The legal fees paid to Allen Boone Humphries Robinson LLP in its capacity as General Counsel are based on time charges actually incurred.

### **Financial Advisor**

Post Oak Municipal Advisors LLC (the "Financial Advisor") serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon sale and delivery of the Bonds.

### **Disclosure Counsel**

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

### **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 Commission. The District's financial statements for the fiscal year ended November 30, 2024, have been audited by McGrath & Co., PLLC. See "APPENDIX A" for a copy of the District's November 30, 2024, audited financial statements.

## **UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF COLLEGE STATION**

The District operates pursuant to a Utility Agreement between the City and the District, dated as of May 31, 2016, and amended on December 2, 2016 (the "Utility Agreement"). Pursuant to the Utility Agreement, the District assumed responsibility for acquiring and constructing for the benefit of, and for the ultimate conveyance to, the City, the water distribution, wastewater collection and storm water facilities to serve development occurring within the boundaries of the District (the "Facilities"); the City agreed to accept the Facilities for operation and maintenance at the sole cost of the City in consideration for the District's financing, acquisition and construction of the Facilities. In order to secure performance by the City of its obligations under the Utility Agreement, the District retains a security interest in the Facilities transferred to the City until the District's bonds issued to acquire and construct the Facilities are paid off. It is the City's obligation to set rates and charges for the use of the Facilities and to bill and collect such rates and charges from customers of the Facilities. The City may levy a surcharge of up to 50% of the then-current water and wastewater rates to each customer in the District to recover capital costs of providing such services. Other than the surcharges, the City agrees to charge residents of the District equal and uniform water and wastewater rates as those users of similar classifications in non-municipal utility district areas of the City. All revenues from the Facilities belong exclusively to the City. The Utility Agreement provides that the Facilities shall be designed and constructed in accordance with the City's requirements and criteria.

The City agrees to provide the District with its ultimate requirements for water supply capacity and wastewater treatment capacity without capital charges of any kind (other than rate surcharges discussed above). The City has covenanted to maintain the Facilities, or cause the Facilities to be maintained, in good condition and working order and to operate the same, or cause the same, to be operated in an efficient and economical manner at a reasonable cost and in accordance with sound business principles. The City has also covenanted to comply with all contractual provisions and agreements entered into by it and with all valid rules, regulations, directions or orders by any governmental or judicial body promulgating the same. Under the Utility Agreement, the District is authorized to issue

bonds to finance the construction and acquisition of the Facilities. The Bonds must be approved by the City to the extent that such issuance complies with the City's policy related to municipal utility districts.

The City's right to dissolve the District is restricted under the Utility Agreement and the Strategic Partnership Agreement (see "THE BONDS—Annexation by the City: Strategic Partnership Agreement"). Under the terms of the Utility Agreement, the City agrees that it will not dissolve the District until ninety percent of the District's Facilities have been developed and the developer advancing funds to construct the Facilities have been reimbursed to the maximum extent permitted by the rules of the TCEQ or the City assumes any obligation for such reimbursement of the District under such rules.

## **THE DEVELOPERS AND MAJOR LANDOWNER**

### **Role of a Developer**

In general, the activities of a landowner or developer in a district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of roads and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other developer or third parties. A developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

Prospective purchasers of the Bonds should note that the prior real estate experience of the Developer should not be construed as an indication that further development within the District will occur, or that 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. No representation is made as to the relative success of any of the projects mentioned above, and no assurance as to the future performance of the Developer should be inferred. Prospective purchasers are urged to inspect the District in order to acquaint themselves with the nature of the Developer's business activities.

### **The Developers and the Major Landowner**

BV Southern Pointe Development, Inc., a Texas corporation ("BVSoPo" or the "Developer"), was formed for the purpose of developing single-family residential land in the District and currently owns approximately 181.91 acres in Southern Pointe.

Lennar Homes of Texas Land and Construction, Ltd. d/b/a Friendswood Development Company (the "Developer" or "Lennar") has purchased approximately 93.5 acres of land sold by BVSoPo. Lennar is currently developing land within Southern Pointe and is under contract to BVSoPo to develop approximately 119.73 additional acres within the District.

Phillips 3 Land Holdings LLC ("Phillips" or the "Major Landowner") was formed for the purpose of owning all land in the District for future development. Phillips currently owns approximately 21.80 acres in the District. BVSoPo and the Major Landowner are related entities through associated ownership.

## **THE ROAD SYSTEM**

All roadways are designed and constructed in accordance with the City and Brazos County standards, rules, and regulations. Upon acceptance by Brazos County, the District is responsible for operation and maintenance costs through an interlocal agreement until such time as the District is annexed by the City.

These roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, sewer and drainage facilities are located within the right-of-way. The right-of-way is also shared by streetlights, sidewalks, and franchise utilities (including power, gas, telephone, fiber, and cable).

## **THE SYSTEM**

### **Water Supply**

Water supply for the District is provided by the City pursuant to the Utility Agreement. Pursuant to the Utility Agreement, as amended, the City provides the District with sufficient capacity to serve the ultimate development of the District. The District has constructed an off-site water line to the City's water supply system.

The District has no emergency interconnects.

The City provides capacity for the District's water supply and their facilities have sufficient capacity to serve the ultimate development of the District.

### **Wastewater Treatment**

Wastewater treatment for the District is provided by the City pursuant to the Utility Agreement. Pursuant to the Utility Agreement, as amended, the City's plant capacity of 3.04 million gallons per day (MGD) provides the District with sufficient capacity to serve the ultimate development of the District. The District has also constructed an off-site sewer line to the City's plant.

The City provides capacity for the District's wastewater treatment and their facilities have sufficient capacity to serve the ultimate development of the District.

### **Storm Water Drainage**

Storm water drainage for the District is collected by a storm sewer system. The system drains into a detention pond ultimately discharging to Peach Creek.

*[Remainder of Page Left Intentionally Blank]*

## USE AND DISTRIBUTION OF BOND PROCEEDS

The estimated use and distribution of Bond proceeds is shown below. Of proceeds to be received from sale of the Bonds, \$5,650,952 is estimated for construction costs and land acquisition costs, \$1,296,724 is estimated for non-construction costs, (including developer interest and capitalized interest) and \$427,324 is estimated for issuance costs and fees.

### I. CONSTRUCTION COSTS

1) Southern Pointe Section 100.....	\$ 996,855
2) Southern Pointe SH 6 Entrance.....	141,005
3) Southern Pointe Section 200.....	18,550
4) Southern Pointe Section 101.....	140,160
5) Southern Pointe Sections 104 & 120.....	676,337
6) Southern Pointe Sections 102.....	19,988
7) Southern Pointe Section 201.....	12,770
8) Southern Pointe Sections 103 & 119.....	40,381
9) Southern Pointe Section 400.....	10,939
10) Southern Pointe Section 111 (Southern Pointe & Mather Parkway).....	2,188,260
11) Southern Pointe Section 106.....	450,017
12) Land Cost.....	556,307
13) Engineering is 10.00% of Items 1-11.....	399,383
<b>Total Construction Cost.....</b>	<b>\$ 5,650,952</b>

### II. NON-CONSTRUCTION COSTS

• Capitalized Interest (12 months at 5.00%) (a) .....	\$ 368,750
• Developer Interest .....	692,804
• Bond Discount (3.00%) (a) .....	221,250
• Operating Advances.....	13,920
<b>Total Non-Construction Costs.....</b>	<b>\$ 1,296,724</b>

### III. ISSUANCE COSTS AND FEES

• Legal Fees.....	\$ 187,500
• Fiscal Agent Fees.....	147,500
• Attorney General Fee (0.10% of BIR or \$9,500).....	7,375
• Bond Issuance Costs .....	49,949
• Engineering Fees.....	35,000
<b>Total Issuance Cost and Fees.....</b>	<b>\$ 427,324</b>
<b>TOTAL BOND ISSUE.....</b>	<b>\$ 7,375,000</b>

(a) In the event approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for authorized purposes.

### Future Debt

The Developers and Major Landowner have financed the cost of creation of the District and the land, engineering and construction costs of underground utilities and roads to serve the District, as well as certain other District improvements. After reimbursement from proceeds of the Bonds, the Developers will have expended approximately \$38,400,000 for design, construction and acquisition of water, sanitary sewer, and drainage facilities and roadways not yet reimbursed. It is anticipated that proceeds from future issues of District bonds will be used, in part, to reimburse the Developers for these costs to the extent allowed by the Commission. The District contains approximately 254.15 acres of developable land not presently served with water distribution, wastewater collection and storm drainage facilities or roads (including approximately 153.68 acres for which utility construction is underway). It is anticipated that additional bonds will be issued to finance the construction of these facilities to serve this undeveloped acreage. The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds will be adequate, under present land use projections, to finance such improvements.

## UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED

Date of Authorization	Purpose	Amount Authorized	Issued to Date	Amount Unissued
11/5/2019	Water, Sanitary Sewer, Drainage and Storm Sewer Systems, & Refunding	\$235,600,000	\$20,095,000	\$215,505,000
11/5/2019	Roads & Refunding Bonds	\$104,060,000	\$18,090,000 (a)	\$85,970,000

(a) Includes the Bonds.

## FINANCIAL STATEMENT (UNAUDITED)

2025 Certified Taxable Assessed Valuation.....	\$233,987,145 (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	\$312,670,759 (b)

### District Debt:

Outstanding Bonds (as of November 1, 2025).....	\$30,145,000
The Bonds.....	<u>7,375,000</u>
Gross Debt Outstanding (after issuance of the Bonds).....	\$37,520,000

Ratio of Gross Debt to 2025 Certified Taxable Assessed Valuation.....	16.04%
Ratio of Gross Debt to Estimated Taxable Assessed Valuation as of August 1, 2025.....	12.00%

Area of District: 553 acres  
Estimated 2025 Population: 2,632 (c)

- (a) As certified by the Brazos Central Appraisal District (the "Appraisal District"). See "TAX PROCEDURES."
- (b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on August 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025, and January 1, 2026, will be certified as of January 1, 2026. See "TAX PROCEDURES."
- (c) Based on 3.5 persons per occupied single-family residence.

## **Cash and Investment Balances** (unaudited as of November 7, 2025)

Operating Fund	Cash and Temporary Investments	\$521,678
Road Escrow Fund	Cash and Temporary Investments	\$58,458 (a)
Road Debt Service Fund	Cash and Temporary Investments	\$399,653 (b) (c)
WS&D Debt Service Fund	Cash and Temporary Investments	\$956,853 (b)
Road Capital Projects Fund	Cash and Temporary Investments	\$32,029
WS&D Capital Projects Fund	Cash and Temporary Investments	\$0

- (a) The District maintains funds in the Road Escrow Fund for maintenance of public roads in accordance with its agreement with Brazos County. The District has levied a road maintenance tax for 2025. Those funds will be deposited into the Road Escrow Fund.
- (b) Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Debt Service Fund. Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to bonds sold for road facilities, including the Bonds (the "Road Bonds"), and a portion will be allocated to bonds sold for water, sanitary sewer, drainage and storm sewer facilities (the "Water, Sewer and Drainage Bonds"). See "FINANCIAL STATEMENT (UNAUDITED)—Outstanding Bonds." The Road Debt Service Fund is not pledged to the Water, Sewer and Drainage Bonds and the Water, Sewer and Drainage Debt Service Fund is not pledged to the Road Bonds.
- (c) Accrued interest and twelve (12) months of capitalized interest on the Bonds will be deposited to the Road Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS." Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Debt Service Fund.



## **Outstanding Bonds**

<u>Series</u>	<u>Original Principal Amount</u>	<u>Principal Amount Outstanding as of November 30, 2025</u>
2020 (a)	\$ 2,000,000	\$ 1,775,000
2022	1,590,000	1,465,000
2023	4,005,000	3,855,000
2024 (a)	8,715,000	8,550,000
2025	14,500,000	14,500,000
		<u>\$ 30,145,000</u>

(a) Unlimited Tax Road Bonds.

## **Investments of the District**

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code. The District's goal is to preserve principal and maintain liquidity while securing a competitive yield on its portfolio. Funds of the District will be invested in short term U.S. Treasuries, certificates of deposit insured by the Federal Deposit Insurance Corporation ("FDIC") or secured by collateral evidenced by perfected safekeeping receipts held by a third party bank, and public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long term securities or derivative products in the District portfolio.

## **ESTIMATED OVERLAPPING DEBT STATEMENT**

Expenditures of the various taxing entities within the territory of the District are paid out of ad valorem taxes levied by such entities on properties within the District. Such entities are independent of the District and may incur borrowings to finance their expenditures. This statement of direct and estimated overlapping ad valorem tax bonds ("Tax Debt") was developed from information contained in the "Texas Municipal Reports" published by the Municipal Advisory Council of Texas. Except for the amounts relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person should rely upon such information as being accurate or complete. Furthermore, certain of the entities listed may have issued additional bonds since the date hereof, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. The following table reflects the estimated share of the overlapping Tax Debt of the District.

<u>Taxing Jurisdiction</u>	<u>Outstanding Bonds</u>	<u>As of</u>	<u>Overlapping</u>	
			<u>Percent</u>	<u>Amount</u>
Brazos County.....	\$81,235,000	11/30/2025	0.60%	\$487,410
College Station ISD.....	511,895,000	11/30/2025	1.14%	5,835,603
Total Estimated Overlapping Debt.....				<u>\$6,323,013</u>
The District.....	\$37,520,000 (a)	Current	100.00%	<u>37,520,000</u>
Total Direct and Estimated Overlapping Debt.....				<u>\$43,843,013</u>
Ratios of Total Direct and Estimated Overlapping Debt to:				
2025 Certified Taxable Assessed Valuation.....				18.74%
Estimated Taxable Assessed Valuation as of August 1, 2025.....				14.02%

(a) Includes the Bonds.

## **Overlapping Tax Rates for 2025**

	2025 Tax Rate per \$100 of Taxable Assessed Valuation
Brazos County.....	\$ 0.419700
Brazos County Emergency Service District No. 1.....	0.072375
College Station ISD.....	0.975300
Total Overlapping Tax Rate.....	\$ 1.467375
The District.....	1.000000
Total Tax Rate.....	\$ 2.467375

## **TAX DATA**

### **Tax Rate Limitations**

Debt Service: Unlimited (no legal limit as to rate or amount).

Maintenance and Operations: \$1.00 per \$100 of taxable assessed valuation.

Maintenance and Operations for Roads: \$0.25 per \$100 of taxable assessed valuation.

### **Debt Service Tax**

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. The District levied a total debt service tax for 2025 in the amount of \$0.820 per \$100 of taxable assessed valuation. See "Tax Rate Distribution" herein.

### **Maintenance and Operation Tax**

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by vote of the District's electors. Pursuant to an election held in 2015, the Board was authorized to levy such a maintenance and operation tax in an amount not to exceed \$1.00 per \$100 of taxable assessed valuation. In addition, at an election held in 2015, the Board was authorized to levy a maintenance and operations tax for roads in an amount not to exceed \$0.25 per \$100 of taxable assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonds. The District levied a maintenance and operation tax for 2025 in the amount of \$0.16 per \$100 of taxable assessed valuation. The District has also levied a road maintenance tax for 2025 in the amount of \$0.02 per \$100 of taxable assessed valuation.

### **Tax Collections**

The following statement of tax collections sets forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from the District's Tax Assessor/Collector. Reference is made to these records for further and more complete information.

Tax Year	Net Certified Taxable Valuation (a)	Tax Rate	Adjusted Tax Levy (b)	Total Collections As of October 31, 2025	
				Amount	Percent
2021	\$ 35,019,506	\$1.00	\$ 350,195	\$ 350,195	100.00%
2022	63,761,192	1.00	637,612	637,376	99.96%
2023	126,472,672	1.00	1,264,727	1,264,491	99.98%
2024	178,556,635	1.00	1,785,566	1,774,765	99.40%
2025	233,987,145	1.00	2,339,871	<i>(In Process of Collection) (c)</i>	

(a) Net valuation represents final gross appraised value as certified by the Appraisal District less any exemptions granted. See "Tax Roll Information" below for gross appraised value and exemptions granted by the District.

(b) Represents actual tax levy, including any adjustments by the Appraisal District, as of October 31, 2025.

(c) In the process of collection. Taxes for 2025 are due January 31, 2026.

Taxes are due when billed and become delinquent if not paid before February 1 of the year following the year in which imposed. No split payments are allowed and no discounts are allowed.

### **Tax Rate Distribution**

	<b><u>2025</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>
Road Debt Service	\$0.270	\$0.520	\$0.045	\$0.275	\$0.290
WS&D Debt Service	\$0.550	\$0.230	\$0.355	\$0.095	-
Maintenance and Operations	\$0.160	\$0.235	\$0.585	\$0.630	\$0.710
Road Maintenance	\$0.020	\$0.015	\$0.015	-	-
Total	\$1.000	\$1.000	\$1.000	\$1.000	\$1.000

### **Tax Exemptions**

As discussed in the section titled “TAX PROCEDURES” herein, certain property in the District may be exempt from taxation by the District. The District does not exempt any percentage of the market value of any residential homesteads from taxation. The Developers have executed a Waiver of Special Appraisal, waiving its right to claim any agriculture or open space exemptions or any other type of exemption or valuation for the property it owns within the District that would reduce the assessed value of such land below its market value for purposes of ad valorem taxation by the District. Such waiver is binding for periods of thirty years.

### **Additional Penalties**

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District established an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This 20% penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than 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 Title 1 of the Texas Tax Code.

### **Principal Taxpayers**

The following list of principal taxpayers was provided by the District’s Tax Assessor/Collector based upon the 2025 certified tax rolls, which reflect ownership at January 1, 2025. Accurate principal taxpayer lists related to the Estimated Taxable Assessed Valuation as of August 1, 2025, are not available.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2025 Certified Assessed Valuation</u>	<u>% of 2025 Certified Assessed Valuation</u>
Continental Homes of Texas LP (a)	Land & Improvements	\$ 6,758,631	2.89%
Phillips 3 Land Holdings, LLC (b)	Land & Improvements	3,400,000	1.45%
Stylecraft Builders Inc. (a)	Land	3,095,990	1.32%
BV Southern Pointe Development Inc. (b)	Land	3,078,166	1.32%
Confidential Owner	Land & Improvements	2,733,227	1.17%
BCS Ranger Home Builders LLC (a)	Land & Improvements	2,419,027	1.03%
Brightland Homes LTD (a)	Land	2,156,503	0.92%
First Omega Partners LTD (a)	Land & Improvements	1,305,523	0.56%
Kaleo Builder Group LP (a)	Land	1,254,283	0.54%
1876 Investments LLC	Residential	1,019,426	0.44%
Total for Principal Taxpayers		\$ 27,220,776	11.63%

(a) See “THE DISTRICT—Homebuilders.”

(b) See “THE DEVELOPERS AND MAJOR LANDOWNER —The Developers and Major Landowner.”

### **Summary of Assessed Valuation**

The following summary of the 2025 certified assessed valuation is provided by the District's Tax Assessor/Collector based on information contained in the 202 tax rolls of the District. Information in this summary may differ slightly from the assessed valuations shown herein due to differences in dates of data. A breakdown of the Estimated Taxable Assessed Valuation as of August 1, 2025, is not available from the Appraisal District.

	2025	2024	2023	2022	2021
Land	\$64,988,856	\$47,485,759	\$39,029,995	\$20,779,758	\$15,672,564
Improvements	181,215,053	136,915,089	91,218,634	43,912,475	19,587,478
Personal Property	378,834	216,669	112,464	92,689	51,668
Exempt Property	(12,595,598)	(6,060,882)	(3,888,421)	(1,023,730)	(292,204)
Total Assessed Valuation	\$233,987,145	\$178,556,635	\$126,472,672	\$63,761,192	\$35,019,506

### **Tax Adequacy for Debt Service**

The calculations showing the tax rates necessary to pay the District's projected average and projected maximum annual debt service requirements on the Bonds and the Outstanding Bonds as shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2025 Taxable Assessed Valuation or the Estimated Taxable Assessed Valuation as of August 1, 2025, collection of ninety-five percent (95%) of taxes levied, the sale of no additional bonds, and no other funds available for the payment of debt service. See "DEBT SERVICE REQUIREMENTS" and "RISK FACTORS—Impact on District Tax Rates."

Projected Average Annual Debt Service Requirement (2026-2051).....	\$2,449,334
\$1.11 tax rate on the 2025 Certified Taxable Assessed Valuation of \$233,987,145 at a 95% collection rate produces .....	\$2,467,394
\$0.83 tax rate on the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$312,670,759 at a 95% collection rate produces .....	\$2,465,409
Projected Maximum Annual Debt Service Requirement (2046).....	\$2,584,185
\$1.17 tax rate on the 2025 Certified Taxable Assessed Valuation of \$233,987,145 at a 95% collection rate produces .....	\$2,600,767
\$0.87 tax rate on the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$312,670,759 at a 95% collection rate produces .....	\$2,584,224

*[Remainder of Page Left Intentionally Blank]*

## **TAX PROCEDURES**

### **Authority to Levy Taxes**

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, the Outstanding Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see “USE AND DISTRIBUTION OF BOND PROCEEDS—Future Debt”) and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully herein under “THE BONDS—Source of and Security for Payment.” Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and for the payment of certain contractual obligations. See “TAX DATA.”

### **Property Tax Code and County-Wide Appraisal District**

Title 1 of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Brazos Central Appraisal District (the “Appraisal District”) has the responsibility for appraising property for all taxing units within Brazos County, including the District. Such appraisal values are subject to review and change by the Brazos Central Appraisal Review Board (the “Appraisal Review Board”).

### **Property Subject to Taxation by the District**

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; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District.

Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 depending on the disability rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran’s residence homestead. 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. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty, 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 spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead,

and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See “TAX DATA.”

*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%) (not less than \$5,000) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1.

*Freeport Goods and Goods-in-Transit Exemptions:* A “Freeport Exemption” applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A “Goods-in-Transit” Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

### **Tax Abatement**

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

### **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. Generally, assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. In determining market value, either the replacement cost or the income or the market data method of valuation may be used, whichever is appropriate. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. Increases in the appraised value of residence homesteads are limited by the Texas Constitution to 10 percent annually regardless of the market value of the property.

The Property Tax Code permits land designated for agricultural use, open space, or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its 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.

### **Reappraisal of Property after Disaster**

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

### **District and Taxpayer Remedies**

Under certain circumstances taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

### **Levy and Collection of Taxes**

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must

provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

### **Rollback of Operation and Maintenance Tax Rate**

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 is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described on the following page.

#### **Special Taxing Units:**

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's 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, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's 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 Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

#### **Developing Districts:**

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

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



### **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 "ESTIMATED OVERLAPPING DEBT STATEMENT—Overlapping Tax Rates for 2025." 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 subject to the restrictions on residential homesteads described above under "Levy and Collection of Taxes." In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See "RISK FACTORS—General" and "—Tax Collection Limitations," and "—Registered Owners' Remedies and Bankruptcy Limitations."

### **Tax Payment Installments after Disaster**

Certain qualified taxpayers, including owners of residential homesteads, located within a designated disaster area or emergency area and whose property has been damaged as a direct result of the disaster or emergency, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction, such as the 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.

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

## GENERAL FUND

### Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. The City operates the water and sewer system that serves the District, so the District collects no net revenues from operating the system. Such summary is based upon information obtained from the District's audited financial statements for fiscal years ended November 30, 2021, 2022, 2023 and 2024 and from the District's bookkeeper for the eleven-month period ended October 31, 2025. Reference is made to such records and statements for further and more complete information.

	<b>Fiscal Year Ended November 30</b>				
	<b>12/1/2024 to 10/31/2025 (a)</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Revenues:</b>					
Property Taxes	\$ 444,188	\$ 759,850	\$ 400,930	\$ 248,370	\$ 132,055
Investment Earnings	22,678	31,587	16,587	726	19
<b>Total Revenues</b>	<u>\$ 466,866</u>	<u>\$ 791,437</u>	<u>\$ 417,517</u>	<u>\$ 249,096</u>	<u>\$ 132,074</u>
<b>Expenditures:</b>					
Operating and Administrative					
Professional Fees	\$ 154,329	\$ 231,792	\$ 193,658	\$ 134,992	\$ 191,448
Contracted Services	37,241	40,406	47,236	36,094	14,660
Repairs and Maintenance	23,587	48,825	18,359	-	5,240
Administrative	248,023 (b)	22,531	11,847	8,535	9,943
Other	2,084	2,266	5,500	12,577	1,117
Capital Outlay	-	124,551	54,650	-	-
<b>Total Expenditures</b>	<u>\$ 465,265</u>	<u>\$ 470,371</u>	<u>\$ 331,250</u>	<u>\$ 192,198</u>	<u>\$ 222,408</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	\$ 1,601	\$ 321,066	\$ 86,267	\$ 56,898	\$ (90,334)
<b>Other Financing Sources (Uses)</b>					
Developer Advances	\$ -	\$ -	\$ -	\$ 117,000	\$ 30,000
Internal Transfers	\$ -	\$ -	\$ -	\$ 152,286	\$ 6,430
<b>Beginning Fund Balance</b>	<u>\$ 416,936</u>	<u>\$ 95,870</u>	<u>\$ 9,603</u>	<u>\$ (316,581)</u>	<u>\$ (262,677)</u>
<b>Ending Fund Balance</b>	<u>\$ 418,537</u>	<u>\$ 416,936</u>	<u>\$ 95,870</u>	<u>\$ 9,603</u>	<u>\$ (316,581)</u>

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

(b) Consists of fees associated with Settlement Agreement and Release of Claims.

## DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Outstanding Bonds and estimated debt service requirements for the Bonds at an assumed interest rate of 5.00% per annum. This schedule does not reflect the fact that twelve (12) months of interest will be capitalized from Bond proceeds.

Calendar Year	Outstanding Debt Service	Debt Service on the Bonds			Total Debt Service
		Principal	Interest	Total	
2026	\$ 2,034,271	-	245,833	245,833	\$ 2,280,104
2027	1,988,547	\$ 155,000	\$ 368,750	\$ 523,750	2,512,297
2028	1,982,061	160,000	361,000	521,000	2,503,061
2029	1,973,789	170,000	353,000	523,000	2,496,789
2030	1,981,105	180,000	344,500	524,500	2,505,605
2031	1,976,221	190,000	335,500	525,500	2,501,721
2032	1,988,952	200,000	326,000	526,000	2,514,952
2033	1,994,825	205,000	316,000	521,000	2,515,825
2034	2,004,026	220,000	305,750	525,750	2,529,776
2035	2,006,329	230,000	294,750	524,750	2,531,079
2036	2,002,025	240,000	283,250	523,250	2,525,275
2037	2,010,506	250,000	271,250	521,250	2,531,756
2038	2,021,281	265,000	258,750	523,750	2,545,031
2039	2,014,206	280,000	245,500	525,500	2,539,706
2040	2,034,544	290,000	231,500	521,500	2,556,044
2041	2,031,063	305,000	217,000	522,000	2,553,063
2042	2,040,413	320,000	201,750	521,750	2,562,163
2043	2,051,150	335,000	185,750	520,750	2,571,900
2044	2,058,369	355,000	169,000	524,000	2,582,369
2045	2,062,364	370,000	151,250	521,250	2,583,614
2046	2,061,435	390,000	132,750	522,750	2,584,185
2047	1,962,344	410,000	113,250	523,250	2,485,594
2048	1,972,879	430,000	92,750	522,750	2,495,629
2049	1,964,243	450,000	71,250	521,250	2,485,493
2050	1,971,675	475,000	48,750	523,750	2,495,425
2051	-	500,000	25,000	525,000	525,000
Total	<u>\$ 50,188,622</u>	<u>\$ 7,375,000</u>	<u>\$ 5,949,833</u>	<u>\$ 13,324,833</u>	<u>\$ 63,513,455</u>
Projected Average Annual Debt Service Requirements (2027-2051).....					\$2,449,334
Projected Maximum Annual Debt Service Requirements (2046).....					\$2,584,185

## **LEGAL MATTERS**

### **Legal Proceedings**

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Internal Revenue Code of 1986, as amended (the “Code”)) for the purpose of determining the alternative minimum tax imposed on corporations.

Bond Counsel has reviewed the information appearing in this Official Statement under “THE BONDS,” “THE DISTRICT—General,” “UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF COLLEGE STATION,” “TAX PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” solely to determine if such information, insofar as it relates to matters of law, is true and correct, and whether such information fairly summarizes the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel’s limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

Allen Boone Humphries Robinson LLP also serves as General Counsel to the District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold, and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds. The legal fees paid to Allen Boone Humphries Robinson LLP in its capacity as General Counsel are based on time charges actually incurred.

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

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

### **No 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 from that set forth or contemplated in the Preliminary Official Statement, as it may be amended or supplemented through the date of sale.

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the levy, assessment and collection of ad valorem taxes to pay the interest or the principal of 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 or the title of the present officers of the District.

## **TAX MATTERS**

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

### **Tax Exemption**

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

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

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

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

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

### **Qualified Tax-Exempt Obligations**

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

## **Additional Federal Income Tax Considerations**

### **Collateral Tax Consequences**

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

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

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the “branch profits tax” on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

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

### **Tax Accounting Treatment of Original Issue Premium**

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

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

### **Tax Accounting Treatment of Original Issue Discount**

If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the “OID Bonds”), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions “TAX MATTERS – Tax Exemption” and “TAX MATTERS – Additional Federal Income Tax Considerations – Collateral

Tax Consequences” and “—Tax Legislative Changes” generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

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

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

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

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

### **Tax Legislative Changes**

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any recently enacted, proposed, pending or future legislation.

## **SALE AND DISTRIBUTION OF THE BONDS**

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was tendered by \_\_\_\_\_ (the “Initial Purchaser”) bearing the interest rates shown on the cover page hereof, at a price of \_\_\_\_\_% of the principal amount 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 prices and other terms with respect to the offering and sale of the Bonds may be changed at any time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions that stabilize or maintain the market prices of the Bonds at levels above those that might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price 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.

### **Securities Laws**

No registration statement relating to the offer and sale of the Bonds has been filed with the 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 jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other 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 shall 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 RATING AND MUNICIPAL BOND INSURANCE**

Moody's Investors Service ("Moody's") has assigned an underlying rating of Baa3 to the Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007. The fee associated with the rating assigned to the District by Moody's will be paid by the District; however, the fee associated with ratings provided by other agencies will be at the expense of the Initial Purchaser. There is no assurance that such rating will continue for any given period of time or that it will not be revised or withdrawn entirely by Moody's, if in its judgement, circumstances so warrant. Any such revisions or withdrawals of the rating may have an adverse effect on the market price of the price of the Bonds.

An application has been made for municipal bond insurance. If qualified, the purchase of municipal bond insurance is optional and at the expense of the Initial Purchaser. See "RISK FACTORS—Risk Factors Related to the Purchase of Municipal Bond Insurance."

## **PREPARATION OF OFFICIAL STATEMENT**

### **Sources and Compilation of Information**

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Developers, the Engineer, the Tax Assessor/Collector, the Appraisal District and information from certain other sources. All of these sources are believed to be reliable, but no guarantee is made by the District as to the accuracy or completeness of the information derived from sources other than the District, and its inclusion herein is not to be construed as a representation on the part of the District except as described below under "Certification of Official Statement." Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

### **Financial Advisor**

Post Oak Municipal Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Post Oak Municipal Advisors LLC has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

"THE DISTRICT" – Brazos County MUD 1., BV Southern Pointe Development, Inc. and Lennar Homes of Texas Land and Construction, Ltd. (The "Developers"), Pape-Dawson Engineers, Inc. ("Engineer"), and Records of the District ("Records");  
"THE DEVELOPERS AND MAJOR LANDOWNER" – Developers; "THE ROAD



SYSTEM,” and “THE SYSTEM”– Engineer; “UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED” - Records; “FINANCIAL STATEMENT (UNAUDITED)” - Brazos Central Appraisal District and B&A Municipal Tax Service LLC, Tax Assessor/Collector; “ESTIMATED OVERLAPPING DEBT STATEMENT” - Municipal Advisory Council of Texas and Financial Advisor; “TAX DATA” - B&A Municipal Tax Service LLC; “MANAGEMENT” – Records; “DEBT SERVICE REQUIREMENTS” - Financial Advisor; “THE BONDS,” “TAX PROCEDURES,” “LEGAL MATTERS,” and “TAX MATTERS” - Allen Boone Humphries Robinson LLP.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

### **Consultants**

In approving this Official Statement, the District has relied upon the following consultants.

Engineer: The information contained in this Official Statement relating to engineering matters and to the description of the System and in particular that information included in the sections entitled “THE DISTRICT,” “THE ROAD SYSTEM,” and “THE SYSTEM” have been provided by Pape – Dawson Engineering, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the assessed valuations has been provided by the Brazos Central Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in Brazos County, including the District.

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the Assessed Valuation, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by B&A Municipal Tax Service, LLC and is included herein in reliance upon the authority of such entity as experts in assessing and collecting taxes.

Auditor: As required by the Texas Water Code, the District retains an independent accountant to audit the District’s financial statements annually, which audited financial statements are filed with the Commission. The District’s financial statements for the fiscal year ended November 30, 2024, have been audited by McGrath & Co., PLLC. See “APPENDIX A” for a copy of the District’s November 30, 2024, audited financial statements.

Bookkeeper: The information related to the “unaudited” summary of the District’s General Fund as it appears in “GENERAL FUND” has been provided by Municipal Accounts & Consulting, L.P., and is included herein in reliance upon the authority of such firm as experts in the tracking and managing the various funds of special districts.

### **Updating the Official Statement**

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District 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 as required by law (but not more than 90 days after the date the District delivers the Bonds).

### **Certification of Official Statement**

The District, acting through its Board of Directors in its official capacity, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement 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 are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the official executing this certificate may state that he has relied in part on his examination of records of the District relating to matters within his own area of responsibility, and his discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

### **CONTINUING DISCLOSURE OF INFORMATION**

In the Bond Resolution, the District has made the following agreement for the benefit of the registered 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 subject to amendment to or repeal of same as set forth below. Under the agreement, the District will be obligated to provide certain financial information and operating data annually, and timely notice of certain specified events, to the Municipal Securities Rulemaking Board ("MSRB"), or any successor to its functions as a repository, through its Electronic Municipal Market Access ("EMMA") system.

#### **Annual Reports**

The District will provide certain financial information and operating data to the MSRB through its EMMA system.

The financial information and operating data which will be provided with respect to the District includes all quantitative financial information and operating data of the general type, included in "FINANCIAL STATEMENT (UNAUDITED)," "TAX DATA," "DEBT SERVICE REQUIREMENTS" and in APPENDIX A (Independent Auditor's Report and Financial Statements). The District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2025. Any information so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the District commissions an audit and if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six-month period and audited financial statements when and if the audit report becomes available.

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

#### **Event Notices**

The District will provide timely notices of certain specified events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other

obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an 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, 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, 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, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under the Rule. The term “material” when used in this paragraph shall have the meaning ascribed to it under the federal securities laws. Neither the Bonds nor the Bond Resolution make any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under “Annual Reports.”

### **Availability of Information from MSRB**

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through the EMMA internet portal at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

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

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

### **Compliance with Prior Undertakings**

During the last five years, the District has complied in all material respects with its previous continuing disclosure agreements made by the District.

## MISCELLANEOUS

All estimates, statements and assumptions in this Official Statement and the Appendices hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

This Official Statement was approved by the Board of Directors of Brazos County Municipal Utility District No. 1, as of the date shown on the cover page.

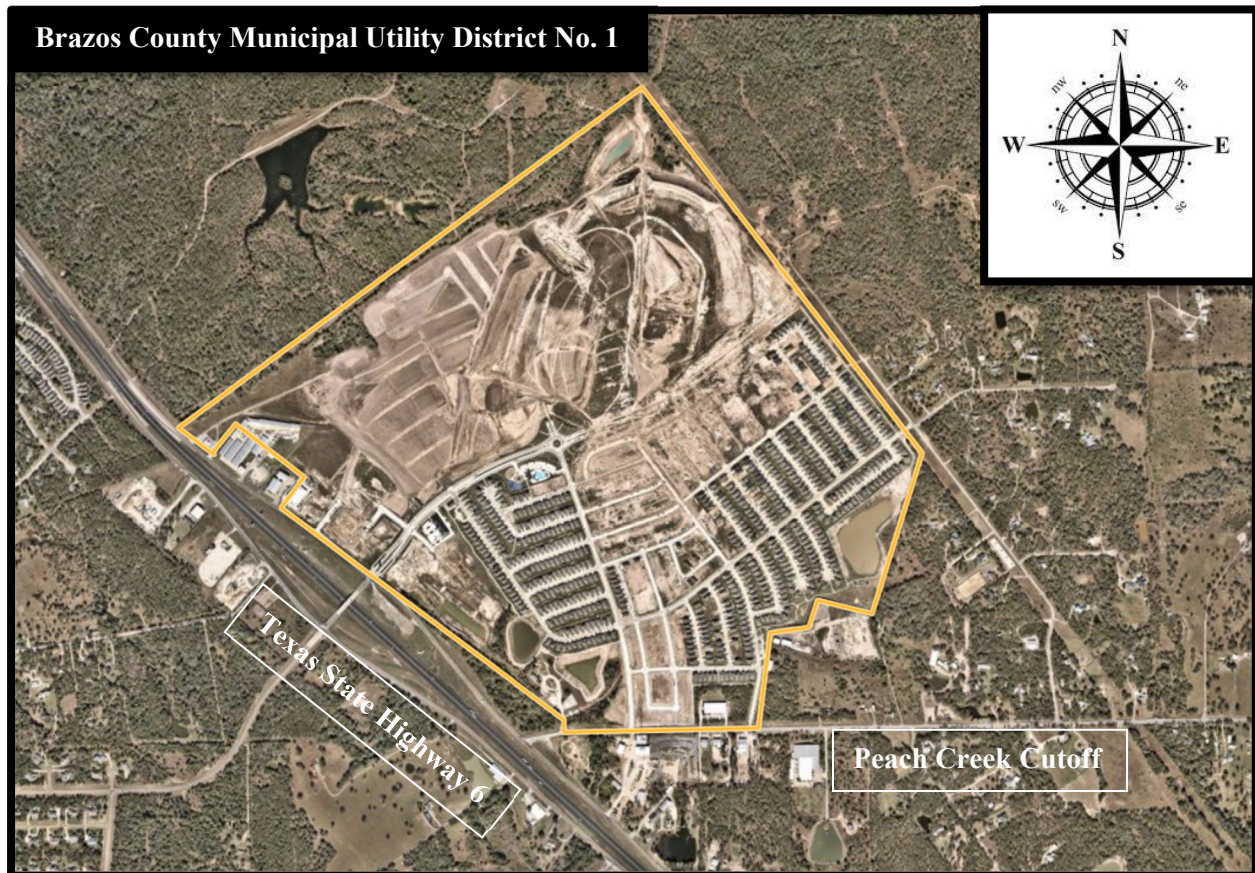
/s/  
\_\_\_\_\_  
President, Board of Directors  
Brazos County Municipal Utility District No. 1

ATTEST:

/s/  
\_\_\_\_\_  
Secretary, Board of Directors  
Brazos County Municipal Utility District No. 1

## AERIAL PHOTOGRAPH

(Approximate boundaries of the District as of November 2025)



## **PHOTOGRAPHS**

The following photographs were taken in the District in November 2025, solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if any additional improvements will be constructed in the future.





















## **APPENDIX A**

**Independent Auditor's Report and Financial Statements for the fiscal year ended [November 30, 2024]**

**BRAZOS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 1**

**BRAZOS COUNTY, TEXAS**

**FINANCIAL REPORT**

**November 30, 2024**

## Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
<b>BASIC FINANCIAL STATEMENTS</b>		
Statement of Net Position and Governmental Funds Balance Sheet		16
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		17
Notes to Financial Statements		19
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>		
Budgetary Comparison Schedule – General Fund		36
Notes to Required Supplementary Information		37
<b>TEXAS SUPPLEMENTARY INFORMATION</b>		
Services and Rates	TSI-1	40
General Fund Expenditures	TSI-2	42
Investments	TSI-3	43
Taxes Levied and Receivable	TSI-4	44
Long-Term Debt Service Requirements by Years	TSI-5	45
Change in Long-Term Bonded Debt	TSI-6	50
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	52
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	54
Board Members, Key Personnel and Consultants	TSI-8	56



# **McGRATH & CO., PLLC**

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## **Independent Auditor's Report**

Board of Directors

Brazos County Municipal Utility District No. 1

Brazos County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Brazos County Municipal Utility District No. 1 (the "District"), as of and for the year ended November 30, 2024, 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 Brazos County Municipal Utility District No. 1, as of November 30, 2024, 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.

***Board of Directors  
Brazos County Municipal Utility District No. 1  
Brazos County, Texas***

**Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

**Required Supplementary Information**

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



***Board of Directors  
Brazos County Municipal Utility District No. 1  
Brazos County, Texas***

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

**Supplementary Information**

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

*W. G. Smith & Co., P.C.*

Houston, Texas  
March 7, 2025

*(This page intentionally left blank)*

## **Management's Discussion and Analysis**

*(This page intentionally left blank.)*

***Brazos County Municipal Utility District No. 1  
Management's Discussion and Analysis  
November 30, 2024***

**Using this Annual Report**

Within this section of the financial report of Brazos County Municipal Utility District No. 1 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended November 30, 2024. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

**Overview of the Financial Statements**

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

**Government-Wide Financial Statements**

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

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

***Brazos County Municipal Utility District No. 1***  
***Management's Discussion and Analysis***  
***November 30, 2024***

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

**Fund Financial Statements**

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

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

**Financial Analysis of the District as a Whole**

The District's net position at November 30, 2024, was negative \$31,744,617. The District's net position is negative because the District incurs debt to construct water and sewer facilities which it conveys to the City of College Station and roads which it conveys to Brazos County. A comparative summary of the District's overall financial position, as of November 30, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	\$ 2,735,304	\$ 1,792,639
Capital assets	18,565,239	15,713,646
Total assets	21,300,543	17,506,285
Current liabilities	752,597	450,394
Long-term liabilities	50,521,685	40,293,989
Total liabilities	51,274,282	40,744,383
Total deferred inflows of resources	1,770,878	1,273,821
Net position		
Net investment in capital assets	(1,994,513)	(1,284,024)
Restricted	144,194	201,421
Unrestricted	(29,894,298)	(23,429,316)
Total net position	\$ (31,744,617)	\$ (24,511,919)



***Brazos County Municipal Utility District No. 1  
Management's Discussion and Analysis  
November 30, 2024***

The total net position of the District decreased during the current fiscal year by \$7,232,698. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2024	2023
Revenues		
Property taxes, penalties and interest	\$ 1,287,625	\$ 641,728
Other	86,906	35,505
Total revenues	<u>1,374,531</u>	<u>677,233</u>
Expenses		
Operating and administrative	409,774	358,951
Debt interest and fees	570,441	227,162
Developer interest	826,654	601,797
Debt issuance costs	697,097	339,454
Depreciation	170,218	132,711
Total expenses	<u>2,674,184</u>	<u>1,660,075</u>
Change in net position before other item	(1,299,653)	(982,842)
Other item		
Transfers to other governments	<u>(5,933,045)</u>	<u>(6,325,304)</u>
Change in net position	(7,232,698)	(7,308,146)
Net position, beginning of year	<u>(24,511,919)</u>	<u>(17,203,773)</u>
Net position, end of year	<u>\$ (31,744,617)</u>	<u>\$ (24,511,919)</u>

**Financial Analysis of the District's Funds**

The District's combined fund balances, as of November 30, 2024, were \$709,273, which consists of \$416,936 in the General Fund, \$284,385 in the Debt Service Fund and \$7,952 in the Capital Projects Fund.

*General Fund*

A comparative summary of the General Fund's financial position as of November 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	<u>\$ 1,090,512</u>	<u>\$ 1,044,351</u>
Total liabilities	\$ 230,570	\$ 183,404
Total deferred inflows	443,006	765,077
Total fund balance	<u>416,936</u>	<u>95,870</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,090,512</u>	<u>\$ 1,044,351</u>

***Brazos County Municipal Utility District No. 1  
Management's Discussion and Analysis  
November 30, 2024***

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

	2024	2023
Total revenues	\$ 791,437	\$ 417,517
Total expenditures	(470,371)	(331,250)
Revenues over expenditures	\$ 321,066	\$ 86,267

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, which is dependent upon assessed values in the District and the maintenance tax rate set by the District. The 2023 levy was recognized as revenues in the 2024 fiscal year, while the 2022 levy was recognized in the 2023 fiscal year (to the extent that these amounts were collected). While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.

***Debt Service Fund***

A comparative summary of the Debt Service Fund's financial position as of November 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	\$ 1,612,728	\$ 748,288
Total liabilities	\$ -	\$ 14,063
Total deferred inflows	1,328,343	509,989
Total fund balance	284,385	224,236
Total liabilities, deferred inflows and fund balance	\$ 1,612,728	\$ 748,288

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

	2024	2023
Total revenues	\$ 568,939	\$ 257,064
Total expenditures	(700,296)	(294,122)
Revenues under expenditures	(131,357)	(37,058)
Other changes in fund balance	191,506	181,063
Net change in fund balance	\$ 60,149	\$ 144,005

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



***Brazos County Municipal Utility District No. 1  
Management's Discussion and Analysis  
November 30, 2024***

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of November 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	\$ 32,064	\$ -
Total liabilities	\$ 24,112	\$ 24,112
Total fund balance	7,952	(24,112)
Total liabilities and fund balance	\$ 32,064	\$ -

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

	2024	2023
Total revenues	\$ 14,930	\$ 1,407
Total expenditures	(8,506,360)	(3,684,051)
Revenues under expenditures	(8,491,430)	(3,682,644)
Other changes in fund balance	8,523,494	3,683,087
Net change in fund balance	\$ 32,064	\$ 443

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

**General Fund Budgetary Highlights**

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$83,052 less than budgeted. The *Budgetary Comparison Schedule* on page 36 of this report provides variance information per financial statement line item.

**Capital Assets**

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

***Brazos County Municipal Utility District No. 1***  
***Management's Discussion and Analysis***  
***November 30, 2024***

Capital assets held by the District at November 30, 2024 and 2023, are summarized as follows:

	2024	2023
Capital assets not being depreciated		
Land and improvements	\$ 11,375,313	\$ 10,041,308
Capital assets being depreciated		
Drainage facilities	7,713,467	6,025,661
Landscaping improvements	22,560	22,560
	7,736,027	6,048,221
Less accumulated depreciation		
Drainage facilities	(540,461)	(371,371)
Landscaping improvements	(5,640)	(4,512)
	(546,101)	(375,883)
Depreciable capital assets, net	7,189,926	5,672,338
Capital assets, net	\$ 18,565,239	\$ 15,713,646

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

- Clearing, grubbing and mass grading no. 4
- Southern Pointe Sections 105, 109, 202 and 403 – drainage
- Southern Pointe – storm sewer modification
- Southern Pointe – sanitary sewer improvements

The District and the City of College Station (the "City") have entered into an agreement which obligates the District to construct water and wastewater facilities to serve the District and, when completed, to convey title to the facilities to the City. Additional information is presented in Note 11. Additionally, the District and Brazos County (the "County") have entered into an agreement for the construction of road facilities within the boundaries of the District and, when completed, to convey title to the facilities to the County for acceptance into the County system. Additional information is presented in Note 12.

Accordingly, these public water, sewer, and road facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developers are reimbursed. For the year ended November 30, 2024, capital assets in the amount of \$5,933,045 have been completed and recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 10.

### **Long-Term Debt and Related Liabilities**

As of November 30, 2024, the District owes approximately \$34,876,685 to its developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed

***Brazos County Municipal Utility District No. 1***  
***Management's Discussion and Analysis***  
***November 30, 2024***

in Note 7, the District has an additional commitment in the amount of \$14,817,789 for projects under construction by the developers. As noted, the District will owe its developers for these projects upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers are trued up when the developers are reimbursed.

At November 30, 2024 and 2023, the District had total bonded debt outstanding as shown below:

Series	2024	2023
2020 Road	\$ 1,825,000	\$ 1,870,000
2022	1,510,000	1,550,000
2023	3,930,000	4,005,000
2024 Road	8,715,000	
	<u>\$ 15,980,000</u>	<u>\$ 7,425,000</u>

During the current fiscal year, the District issued \$8,715,000 in unlimited tax road bonds. At November 30, 2024, the District had \$230,005,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; and \$93,345,000 for road improvements and the refunding of such bonds.

**Next Year's Budget**

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

	2024 Actual	2025 Budget
Total revenues	\$ 791,437	\$ 474,500
Total expenditures	(470,371)	(430,820)
Revenues over expenditures	321,066	43,680
Beginning fund balance	95,870	416,936
Ending fund balance	<u>\$ 416,936</u>	<u>\$ 460,616</u>

*(This page intentionally left blank)*

## **Basic Financial Statements**



**Brazos County Municipal Utility District No. 1**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**November 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 99,985	\$ 138,908	\$ -	\$ 238,893	\$ -	\$ 238,893
Investments	490,933	297,825	32,064	820,822		820,822
Taxes receivable, net	408,880	1,225,952		1,634,832		1,634,832
Internal balances	49,957	(49,957)				
Prepaid items	4,298			4,298		4,298
Restricted assets:						
Road maintenance fund	36,459			36,459		36,459
Capital assets not being depreciated					11,375,313	11,375,313
Capital assets, net					7,189,926	7,189,926
Total Assets	<u>\$ 1,090,512</u>	<u>\$ 1,612,728</u>	<u>\$ 32,064</u>	<u>\$ 2,735,304</u>	<u>18,565,239</u>	<u>21,300,543</u>
<b>Liabilities</b>						
Accounts payable	\$ 112,227	\$ -	\$ -	\$ 112,227		112,227
Other payables	203			203		203
Accrued legal expenses	104,220		24,112	128,332		128,332
Road maintenance fund advance	13,920			13,920		13,920
Accrued interest payable					162,915	162,915
Due to developers					34,876,685	34,876,685
Long term debt						
Due within one year					335,000	335,000
Due after one year					15,645,000	15,645,000
Total Liabilities	<u>230,570</u>	<u></u>	<u>24,112</u>	<u>254,682</u>	<u>51,019,600</u>	<u>51,274,282</u>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	443,006	1,328,343		1,771,349	(471)	1,770,878
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Nonspendable	4,298			4,298	(4,298)	
Restricted	22,539	284,385	7,952	314,876	(314,876)	
Unassigned	390,099			390,099	(390,099)	
Total Fund Balances	<u>416,936</u>	<u>284,385</u>	<u>7,952</u>	<u>709,273</u>	<u>(709,273)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,090,512</u>	<u>\$ 1,612,728</u>	<u>\$ 32,064</u>	<u>\$ 2,735,304</u>		
<b>Net Position</b>						
Net investment in capital assets					(1,994,513)	(1,994,513)
Restricted for debt service					121,655	121,655
Restricted for other purposes					22,539	22,539
Unrestricted					(29,894,298)	(29,894,298)
Total Net Position					<u>\$ (31,744,617)</u>	<u>\$ (31,744,617)</u>

See notes to basic financial statements.

**Brazos County Municipal Utility District No. 1**

**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances  
For the Year Ended November 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Property taxes	\$ 759,850	\$ 521,249	\$ -	\$ 1,281,099	\$ (775)	\$ 1,280,324
Penalties and interest		7,301		7,301		7,301
Miscellaneous		10,867		10,867		10,867
Investment earnings	31,587	29,522	14,930	76,039		76,039
Total Revenues	791,437	568,939	14,930	1,375,306	(775)	1,374,531
<b>Expenditures/Expenses</b>						
Operating and administrative						
Professional fees	231,792			231,792		231,792
Contracted services	40,406	53,019		93,425		93,425
Repairs and maintenance	48,825			48,825		48,825
Administrative	22,531	3,903		26,434		26,434
Other	2,266	7,032		9,298		9,298
Capital outlay	124,551		6,982,609	7,107,160	(7,107,160)	
Debt service						
Principal		160,000		160,000	(160,000)	
Interest and fees		476,342		476,342	94,099	570,441
Developer interest			826,654	826,654		826,654
Debt issuance costs			697,097	697,097		697,097
Depreciation					170,218	170,218
Total Expenditures/Expenses	470,371	700,296	8,506,360	9,677,027	(7,002,843)	2,674,184
<b>Revenues Over (Under) Expenditures/Expenses</b>	321,066	(131,357)	(8,491,430)	(8,301,721)	7,002,068	(1,299,653)
<b>Other Financing Sources</b>						
Proceeds from sale of bonds		191,506	8,523,494	8,715,000	(8,715,000)	
<b>Other Item</b>						
Transfers to other governments					(5,933,045)	(5,933,045)
<b>Net Change in Fund Balances Change in Net Position</b>	321,066	60,149	32,064	413,279	(413,279)	
					(7,232,698)	(7,232,698)
<b>Fund Balance/Net Position</b>						
Beginning of the year	95,870	224,236	(24,112)	295,994	(24,807,913)	(24,511,919)
<b>End of the year</b>	\$ 416,936	\$ 284,385	\$ 7,952	\$ 709,273	\$ (32,453,890)	\$ (31,744,617)

See notes to basic financial statements.

*(This page intentionally left blank)*



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

**Note 1 – Summary of Significant Accounting Policies**

The accounting policies of Brazos County Municipal Utility District No. 1 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

**Creation**

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality, dated January 14, 2015, and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on January 29, 2015, and the first bonds were issued on September 24, 2020.

The District’s primary activities include construction of water, sewer, drainage, and road facilities within the District. As further discussed in Note 11 and 12, the District transfers its water and sewer facilities to the City of College Station for operation and maintenance upon completion of construction and road facilities to Brazos County for acceptance into the public road system. 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”

***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

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

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

**Measurement Focus and Basis of Accounting**

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

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes and interest earned on investments. 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.



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

**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 November 30, 2024, an allowance of \$1,900 was provided for possible uncollectible property taxes. An allowance for uncollectible water/sewer accounts was not considered necessary.

**Interfund Activity**

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

**Capital Assets**

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

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

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

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	45 years
Landscaping improvements	20 years

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

***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

**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. Additionally, collections of the 2024 property tax levy are not considered current year revenues and, consequently, are also reported as deferred property taxes.

Deferred inflows of financial resources at the government-wide level consist of the 2024 property tax levy, which was levied to finance the 2025 fiscal year.

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

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

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

***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

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



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

**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	\$ 709,273
--	------------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 19,111,340	
Less accumulated depreciation	<u>(546,101)</u>	18,565,239

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	(162,915)	
Due to developers	(34,876,685)	
Bonds payable	<u>(15,980,000)</u>	(51,019,600)

Deferred inflows in the fund statements consist of the unavailable portion of property taxes receivable, as well as collections of the District's 2024 property tax levy. In the *Statement of Net Position*, deferred inflows consist of the entire 2024 property tax levy.

Fund level deferred property taxes	1,771,349	
Government-wide level deferred property taxes	<u>(1,770,878)</u>	471

Total net position - governmental activities	<u><u>\$ (31,744,617)</u></u>
--	-------------------------------

**Brazos County Municipal Utility District No. 1**  
**Notes to Financial Statements**  
**November 30, 2024**

**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	\$ 413,279
--	------------

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. (775)

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	\$ 7,107,160	
Transfers to other governments	(5,933,045)	
Depreciation expense	(170,218)	
	<hr/>	1,003,897

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

Issuance of long-term debt	(8,715,000)	
Principal payments	160,000	
Interest expense accrual	(94,099)	
	<hr/>	(8,649,099)

Change in net position of governmental activities	<u><u>\$ (7,232,698)</u></u>
---	------------------------------

**Note 3 – Implementation of New Accounting Guidance**

During the current fiscal year, the District implemented GASB Implementation Guide ("GASBIG") 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. This new guidance had no effect on the District's financial statements during the current fiscal year.

## **Note 4 – Deposits and Investments**

### **Deposit Custodial Credit Risk**

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

### **Restricted Cash**

As discussed in Note 12, the District entered into that First Supplement to Interlocal and Funding Agreement for the Maintenance of Roads between Brazos County and the District, as well as a related escrow agreement with Central Bank, the Escrow Agent. Pursuant to the agreement, the District has \$36,459 in an escrow account, which is reported as restricted cash in the General Fund.

### **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.



**Brazos County Municipal Utility District No. 1**  
**Notes to Financial Statements**  
**November 30, 2024**

As of November 30, 2024, the District's investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 490,933	AAAm	40 days
	Debt Service	297,825		
	Capital Projects	32,064		
		<u>\$ 820,822</u>		

**TexPool**

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the District's position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

**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 November 30, 2024, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 49,957	Maintenance and road maintenance tax collections not remitted as of year end

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

**Brazos County Municipal Utility District No. 1**  
**Notes to Financial Statements**  
**November 30, 2024**

**Note 6 – Capital Assets**

A summary of changes in capital assets, for the year ended November 30, 2024, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 10,041,308	\$ 1,334,005	\$ 11,375,313
Capital assets being depreciated			
Drainage facilities	6,025,661	1,687,806	7,713,467
Landscaping improvements	22,560		22,560
	6,048,221	1,687,806	7,736,027
Less accumulated depreciation			
Drainage facilities	(371,371)	(169,090)	(540,461)
Landscaping improvements	(4,512)	(1,128)	(5,640)
	(375,883)	(170,218)	(546,101)
Subtotal depreciable capital assets, net	5,672,338	1,517,588	7,189,926
Capital assets, net	\$ 15,713,646	\$ 2,851,593	\$ 18,565,239

Depreciation expense for the current fiscal year was \$170,218.

**Note 7 – Due to Developers**

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

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

Due to developers, beginning of year	\$ 33,028,989
Developer reimbursements	(6,982,609)
Developer funded construction and adjustments	8,830,305
Due to developers, end of year	<u>\$ 34,876,685</u>

In addition, the District will owe the developers approximately \$14,817,789, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by

**Brazos County Municipal Utility District No. 1**  
**Notes to Financial Statements**  
**November 30, 2024**

the TCEQ and verified by the District's auditor. As previously noted, these projects will be reported in the government wide financial statements upon completion of construction.

	Contract Amount	Percent Complete
Southern Pointe:		
Lift station upgrade	\$ 430,597	89%
Section 203 - utilities	2,933,006	68%
Section 700 - utilities	3,460,571	9%
Section 401 - replat	3,249,336	0%
Detention and mass grading no. 5	3,076,658	29%
Offsite drainage for mass grading no. 5	1,667,621	0%
	<u>\$ 14,817,789</u>	

**Note 8 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u>\$ 15,980,000</u>
Due within one year	<u>\$ 335,000</u>

The District's bonds payable at November 30, 2024, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2020 Road	\$ 1,825,000	\$ 2,000,000	1.50% - 3.15%	September 1, 2021/2050	March 1, September 1	September 1, 2026
2022	1,510,000	1,590,000	2.00% - 3.00%	September 1, 2023/2046	March 1, September 1	September 1, 2027
2023	3,930,000	4,005,000	4.125% - 6.625%	September 1, 2024/2050	March 1, September 1	September 1, 2028
2024 Road	8,715,000	8,715,000	4.00% - 6.50%	September 1, 2025/2050	March 1, September 1	September 1, 2030
	<u>\$ 15,980,000</u>					

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

***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

At November 30, 2024, the District had authorized but unissued bonds in the amount of \$230,005,000 for water, sewer and drainage facilities and the refunding of such bonds; and \$93,345,000 road improvements and the refunding of such bonds.

On February 22, 2024, the District issued its \$8,715,000 Series 2024 Unlimited Tax Road Bonds at a net effective interest rate of 4.362468%. Proceeds of the bonds were used (1) to reimburse developers for the following: the construction of capital assets within the District; engineering and other costs associated with the construction of capital assets; the acquisition of land for certain District facilities; (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	\$ 7,425,000
Bonds issued	8,715,000
Bonds retired	<u>(160,000)</u>
Bonds payable, end of year	<u><u>\$ 15,980,000</u></u>



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

As of November 30, 2024, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2025	\$ 335,000	\$ 651,661	\$ 986,661
2026	350,000	634,067	984,067
2027	365,000	615,492	980,492
2028	385,000	596,105	981,105
2029	400,000	575,583	975,583
2030	425,000	556,400	981,400
2031	445,000	536,015	981,015
2032	470,000	519,946	989,946
2033	490,000	502,819	992,819
2034	515,000	484,820	999,820
2035	535,000	465,722	1,000,722
2036	550,000	445,819	995,819
2037	575,000	425,131	1,000,131
2038	605,000	403,432	1,008,432
2039	625,000	380,638	1,005,638
2040	665,000	356,850	1,021,850
2041	690,000	331,350	1,021,350
2042	725,000	304,838	1,029,838
2043	765,000	276,926	1,041,926
2044	805,000	246,919	1,051,919
2045	845,000	215,113	1,060,113
2046	880,000	181,685	1,061,685
2047	820,000	146,843	966,843
2048	865,000	113,379	978,379
2049	900,000	77,742	977,742
2050	950,000	39,925	989,925
	<u>\$ 15,980,000</u>	<u>\$ 10,085,220</u>	<u>\$ 26,065,220</u>

**Note 9 – Property Taxes**

On November 3, 2015, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$1.00 per \$100 of assessed value. In addition, the voters authorized the District's Board of Directors to levy a road maintenance tax limited to \$0.25 per \$100 of assessed value. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

All property values and exempt status, if any, are determined by the Brazos 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.

***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

Property taxes are collected based on rates adopted in the year of the levy. The District's 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of \$1.00 per \$100 of assessed value, of which \$0.585 was allocated to maintenance and operations, \$0.015 was allocated to road maintenance and operations, \$0.355 was allocated to debt service, and \$0.045 was allocated to road debt service. The resulting tax levy was \$1,265,615 on the adjusted taxable value of \$126,561,450.

Property taxes levied each October are intended to finance the next fiscal year and are, therefore, not considered available for the District's use during the current fiscal year. Consequently, 2024 levy collections in the amount of \$136,518 have been included with deferred property taxes and are recorded as deferred inflows of resources on the *Governmental Funds Balance Sheet*. On the government-wide *Statement of Net Position*, the full 2024 tax levy of \$1,770,878 is reported as deferred inflows. These amounts will be recognized as revenue in 2025.

Net property taxes receivable, at November 30, 2024, consisted of the following:

Current year taxes receivable	\$ 1,634,360
Prior years taxes receivable	2,372
Less allowance for uncollectible accounts	(1,900)
Net property taxes receivable	<u>\$ 1,634,832</u>

**Note 10 – Transfers to Other Governments**

In accordance with an agreement between the District and the City of College Station (the "City"), the District transfers its water and sewer facilities to the City for operation and maintenance upon completion of construction. See Note 11 for additional information.

Additionally, the District and Brazos County (the "County") have entered into that First Supplement to Interlocal and Funding Agreement for the Maintenance of Roads for the construction of road facilities within the boundaries of the District and, when completed, to convey title to the facilities to the County for acceptance into the County public road system. See Note 12 for additional information.

Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developers are subsequently reimbursed. For the year ended November 30, 2024, the District reported transfers to other governments in the amount of \$5,933,045 for projects completed and transferred.

**Note 11 – Agreements with the City of College Station**

**Utility Agreement**

On May 31, 2016, subsequently amended December 2, 2016, the District entered into a Utility Agreement (the "Agreement") with the City of College Station (the "City") for construction and extension of water distribution lines and sanitary sewer collection systems to serve the District. As the system is acquired or constructed, the District shall transfer the system to the City but will reserve a



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

security interest in the system and provide service to all users in the District. The term of the Agreement is for 30 years.

Water and sewer rates charged by the City (before surcharges below are added) to users in the District, shall be the same rates charged to similar classifications of users in non-municipal utility district areas and within the City. All revenue derived from these charges belongs to the City. In lieu of impact fees, the City may levy a surcharge of up to fifty percent on then-current water rates for each customer in the District to recover the capital costs of providing such services.

The Agreement further states that the City will participate on construction costs of certain off-site infrastructure that is required to provide services for the District.

**Strategic Partnership Agreement**

On May 31, 2016, the District entered into a Strategic Partnership Agreement (the “SPA Agreement”) with the City of College Station (the “City”). The SPA Agreement provides for a limited purpose annexation of certain areas of the District that have been developed for retail and commercial purposes. The City agrees not to annex the District for full purposes during the 30-year term of the SPA Agreement. The District will continue to provide drainage services to all properties within its boundaries until full annexation.

**Note 12 – Interlocal and Funding Agreement for the Maintenance of Roads**

On December 27, 2016, the District entered into an Interlocal and Funding Agreement for the Maintenance of Roads (the “Interlocal Agreement”) with Brazos County and its developer, Southern Pointe LLC, (“the “Developer”). On March 5, 2024, the District and Brazos County entered into that First Supplement to Interlocal and Funding Agreement for the Maintenance of Roads. The District and/or the Developer shall construct or improve new or existing roads to serve the District to standards required by the City. Subject to such standards, the County agrees to accept the roads into the County system.

On January 5, 2024, the District entered into an Escrow Agreement with Central Bank (the “Escrow Agreement”) as required by the Interlocal Agreement for the maintenance of roads. Pursuant to the Escrow Agreement, Central Bank will hold the funds required for the maintenance of roads.

The District has agreed to be responsible for all costs of maintenance of the roads and to pay for maintenance costs by keeping a maintenance bond or surety in place until either the District is annexed into the City or the District maintains a separate account with a sufficient balance for road maintenance, whichever is earlier. As of November 30, 2024, the District has \$36,459 held in escrow for the maintenance of roads, which is reported as restricted cash.

**Note 13 – Risk Management**

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance.



***Brazos County Municipal Utility District No. 1***  
***Notes to Financial Statements***  
***November 30, 2024***

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**

**Brazos County Municipal Utility District No. 1**  
**Required Supplementary Information - Budgetary Comparison Schedule - General Fund**  
**For the Year Ended November 30, 2024**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Property taxes	\$ 753,872	\$ 759,850	\$ 5,978
Investment earnings	18,346	31,587	13,241
Total Revenues	772,218	791,437	19,219
<b>Expenditures</b>			
Operating and administrative			
Professional fees	214,000	231,792	(17,792)
Contracted services	41,500	40,406	1,094
Repairs and maintenance	29,000	48,825	(19,825)
Administrative	20,800	22,531	(1,731)
Other	2,800	2,266	534
Capital outlay	60,000	124,551	(64,551)
Total Expenditures	368,100	470,371	(102,271)
<b>Revenues Over Expenditures</b>	404,118	321,066	(83,052)
<b>Fund Balance</b>			
Beginning of the year	95,870	95,870	
<b>End of the year</b>	<u>\$ 499,988</u>	<u>\$ 416,936</u>	<u>\$ (83,052)</u>

*Brazos County Municipal Utility District No. 1*  
*Notes to Required Supplementary Information*  
*November 30, 2024*

**Budgets and Budgetary Accounting**

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

*(This page intentionally left blank)*

## **Texas Supplementary Information**

**Brazos County Municipal Utility District No. 1****TSI-1. Services and Rates****November 30, 2024****1. Services provided by the District During the Fiscal Year:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Retail Water   | <input type="checkbox"/> Wholesale Water      | <input type="checkbox"/> Solid Waste / Garbage | <input checked="" type="checkbox"/> Drainage |
| <input type="checkbox"/> Retail Wastewater  | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Flood Control         | <input type="checkbox"/> Irrigation          |
| <input type="checkbox"/> Parks / Recreation   | <input type="checkbox"/> Fire Protection      | <input checked="" type="checkbox"/> Roads      | <input type="checkbox"/> Security            |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) |   |  |  |
| <input checked="" type="checkbox"/> Other (Specify): <u>Water and sewer services provided by the City of College Station</u>          |   |  |  |

**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:					to
Wastewater:					to
Surcharge:					to

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

Total charges per 10,000 gallons usage: Water \_\_\_\_\_ Wastewater \_\_\_\_\_

**b. Water and Wastewater Retail Connections:**

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

See accompanying auditor's report.



**Brazos County Municipal Utility District No. 1**  
**TSI-1. Services and Rates**  
**November 30, 2024**

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

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)
		<u>N/A</u>

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

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

If yes, Date of the most recent commission Order: \_\_\_\_\_

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

If yes, Date of the most recent commission Order: \_\_\_\_\_

5. Location of District:

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

County(ies) in which the District is located: Brazos County

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

City(ies) in which the District is located: \_\_\_\_\_

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

Entirely ☒ Partly ☐ Not at all ☐

ETJs in which the District is located: City of College Station

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

If Yes, by whom? \_\_\_\_\_

See accompanying auditor's report.

*Brazos County Municipal Utility District No. 1*  
*TSI-2. General Fund Expenditures*  
*For the Year Ended November 30, 2024*

Professional fees	
Legal	\$ 151,420
Audit	14,500
Engineering	65,872
	<u>231,792</u>
Contracted services	
Bookkeeping	35,906
Tax assessor	4,500
	<u>40,406</u>
Repairs and maintenance	<u>48,825</u>
Administrative	
Directors fees	11,539
Printing and office supplies	1,492
Insurance	2,948
Other	6,552
	<u>22,531</u>
Other	<u>2,266</u>
Capital outlay	<u>124,551</u>
Total expenditures	<u><u>\$ 470,371</u></u>

See accompanying auditor's report.

*Brazos County Municipal Utility District No. 1*  
*TSI-3. Investments*  
*November 30, 2024*

Fund	Interest Rate	Maturity Date	Balance at End of Year
General			
TexPool	Variable	N/A	<u>\$ 490,933</u>
Debt Service			
TexPool	Variable	N/A	115,695
TexPool	Variable	N/A	<u>182,130</u>
			<u>297,825</u>
Capital Projects			
TexPool	Variable	N/A	<u>32,064</u>
Total - All Funds			<u><u>\$ 820,822</u></u>

See accompanying auditor's report.

**Brazos County Municipal Utility District No. 1**  
**TSI-4. Taxes Levied and Receivable**  
**November 30, 2024**

	Maintenance Taxes	Road Maintenance Taxes	WSD Debt Service Taxes	Road Debt Service Taxes	Totals
Beginning Taxes Receivable	\$ 719,654	\$ 18,432	\$ 436,357	\$ 55,640	\$ 1,230,083
Adjustments	(4,819)	(123)	(2,916)	(377)	(8,235)
Adjusted Receivable	714,835	18,309	433,441	55,263	1,221,848
2024 Original Tax Levy	423,378	27,024	414,370	936,836	1,801,608
Adjustments	(7,222)	(461)	(7,068)	(15,979)	(30,730)
2024 Adjusted Tax Levy	416,156	26,563	407,302	920,857	1,770,878
Total to be accounted for	1,130,991	44,872	840,743	976,120	2,992,726
Tax collections:					
Current year	32,082	2,048	31,399	70,989	136,518
Prior years	714,549	18,305	433,335	55,187	1,221,376
Total Collections	746,631	20,353	464,734	126,176	1,357,894
Ending Taxes Receivable	\$ 384,360	\$ 24,519	\$ 376,009	\$ 849,944	\$ 1,634,832
Taxes Receivable, By Years					
2024	\$ 384,074	\$ 24,515	\$ 375,903	\$ 849,868	\$ 1,634,360
2023	138	4	84	11	237
2022	148		22	65	235
Ending Taxes Receivable	\$ 384,360	\$ 24,519	\$ 376,009	\$ 849,944	\$ 1,634,832
		2024	2023	2022	2021
Property Valuations:					
Land		\$ 46,511,148	\$ 39,029,995	\$ 20,779,758	\$ 15,672,564
Improvements		135,804,682	91,307,412	43,912,475	19,587,478
Personal Property		184,058	112,464	92,689	51,668
Exemptions		(5,412,080)	(3,888,421)	(1,023,730)	(292,204)
Total Property Valuations		\$ 177,087,808	\$ 126,561,450	\$ 63,761,192	\$ 35,019,506
Tax Rates per \$100 Valuation:					
Maintenance tax rates		\$ 0.235	\$ 0.585	\$ 0.630	\$ 0.71
Road maintenance tax rates		0.015	0.015		
Debt service tax rates		0.230	0.355	0.095	
Road debt service tax rates		0.520	0.045	0.275	0.29
Total Tax Rates per \$100 Valuation		\$ 1.000	\$ 1.000	\$ 1.000	\$ 1.00
Adjusted Tax Levy:		\$ 1,770,878	\$ 1,265,615	\$ 637,612	\$ 350,195
Percentage of Taxes Collected to Taxes Levied **		77.1%	99.98%	99.96%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.00 on November 3, 2015

\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 3, 2015

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

See accompanying auditor's report.

*Brazos County Municipal Utility District No. 1*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020 Road--by Years*  
*November 30, 2024*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2025	\$ 50,000	\$ 51,960	\$ 101,960
2026	50,000	50,960	100,960
2027	55,000	49,960	104,960
2028	55,000	48,805	103,805
2029	55,000	47,595	102,595
2030	60,000	46,330	106,330
2031	60,000	44,890	104,890
2032	65,000	43,390	108,390
2033	65,000	41,700	106,700
2034	70,000	39,945	109,945
2035	70,000	37,985	107,985
2036	60,000	36,025	96,025
2037	60,000	34,225	94,225
2038	65,000	32,425	97,425
2039	65,000	30,475	95,475
2040	70,000	28,525	98,525
2041	70,000	26,425	96,425
2042	75,000	24,325	99,325
2043	75,000	22,000	97,000
2044	80,000	19,675	99,675
2045	85,000	17,195	102,195
2046	85,000	14,560	99,560
2047	90,000	11,925	101,925
2048	95,000	9,135	104,135
2049	95,000	6,143	101,143
2050	100,000	3,150	103,150
	<u>\$ 1,825,000</u>	<u>\$ 819,728</u>	<u>\$ 2,644,728</u>

See accompanying auditor's report.



**Brazos County Municipal Utility District No. 1**  
**TSI-5. Long-Term Debt Service Requirements**  
**Series 2022--by Years**  
**November 30, 2024**

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ 45,000	\$ 40,594	\$ 85,594
2026	45,000	39,694	84,694
2027	45,000	38,794	83,794
2028	50,000	37,894	87,894
2029	50,000	36,894	86,894
2030	55,000	35,894	90,894
2031	55,000	34,725	89,725
2032	60,000	33,488	93,488
2033	60,000	31,988	91,988
2034	65,000	30,488	95,488
2035	65,000	28,700	93,700
2036	70,000	26,913	96,913
2037	70,000	24,988	94,988
2038	75,000	23,063	98,063
2039	75,000	21,000	96,000
2040	80,000	18,750	98,750
2041	80,000	16,350	96,350
2042	85,000	13,950	98,950
2043	90,000	11,400	101,400
2044	95,000	8,700	103,700
2045	95,000	5,850	100,850
2046	100,000	3,000	103,000
	<u>\$ 1,510,000</u>	<u>\$ 563,117</u>	<u>\$ 2,073,117</u>

See accompanying auditor's report.



**Brazos County Municipal Utility District No. 1**  
**TSI-5. Long-Term Debt Service Requirements**  
**Series 2023--by Years**  
**November 30, 2024**

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ 75,000	\$ 176,094	\$ 251,094
2026	80,000	171,125	251,125
2027	85,000	165,825	250,825
2028	90,000	160,194	250,194
2029	95,000	154,231	249,231
2030	100,000	150,313	250,313
2031	105,000	146,188	251,188
2032	110,000	141,856	251,856
2033	115,000	137,319	252,319
2034	120,000	132,575	252,575
2035	125,000	127,625	252,625
2036	130,000	122,469	252,469
2037	140,000	117,106	257,106
2038	145,000	111,331	256,331
2039	150,000	105,350	255,350
2040	160,000	99,163	259,163
2041	165,000	92,363	257,363
2042	175,000	85,350	260,350
2043	185,000	77,913	262,913
2044	195,000	70,050	265,050
2045	205,000	61,518	266,518
2046	215,000	52,550	267,550
2047	225,000	43,143	268,143
2048	235,000	33,300	268,300
2049	245,000	22,724	267,724
2050	260,000	11,700	271,700
	<u>\$ 3,930,000</u>	<u>\$ 2,769,375</u>	<u>\$ 6,699,375</u>

See accompanying auditor's report.

***Brazos County Municipal Utility District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***Series 2024 Road--by Years***  
***November 30, 2024***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ 165,000	\$ 383,013	\$ 548,013
2026	175,000	372,288	547,288
2027	180,000	360,913	540,913
2028	190,000	349,212	539,212
2029	200,000	336,863	536,863
2030	210,000	323,863	533,863
2031	225,000	310,212	535,212
2032	235,000	301,212	536,212
2033	250,000	291,812	541,812
2034	260,000	281,812	541,812
2035	275,000	271,412	546,412
2036	290,000	260,412	550,412
2037	305,000	248,812	553,812
2038	320,000	236,613	556,613
2039	335,000	223,813	558,813
2040	355,000	210,412	565,412
2041	375,000	196,212	571,212
2042	390,000	181,213	571,213
2043	415,000	165,613	580,613
2044	435,000	148,494	583,494
2045	460,000	130,550	590,550
2046	480,000	111,575	591,575
2047	505,000	91,775	596,775
2048	535,000	70,944	605,944
2049	560,000	48,875	608,875
2050	590,000	25,075	615,075
	<u>\$ 8,715,000</u>	<u>\$ 5,933,000</u>	<u>\$ 14,648,000</u>

See accompanying auditor's report.

*Brazos County Municipal Utility District No. 1*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*November 30, 2024*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ 335,000	\$ 651,661	\$ 986,661
2026	350,000	634,067	984,067
2027	365,000	615,492	980,492
2028	385,000	596,105	981,105
2029	400,000	575,583	975,583
2030	425,000	556,400	981,400
2031	445,000	536,015	981,015
2032	470,000	519,946	989,946
2033	490,000	502,819	992,819
2034	515,000	484,820	999,820
2035	535,000	465,722	1,000,722
2036	550,000	445,819	995,819
2037	575,000	425,131	1,000,131
2038	605,000	403,432	1,008,432
2039	625,000	380,638	1,005,638
2040	665,000	356,850	1,021,850
2041	690,000	331,350	1,021,350
2042	725,000	304,838	1,029,838
2043	765,000	276,926	1,041,926
2044	805,000	246,919	1,051,919
2045	845,000	215,113	1,060,113
2046	880,000	181,685	1,061,685
2047	820,000	146,843	966,843
2048	865,000	113,379	978,379
2049	900,000	77,742	977,742
2050	950,000	39,925	989,925
	<u>\$ 15,980,000</u>	<u>\$ 10,085,220</u>	<u>\$ 26,065,220</u>

See accompanying auditor's report.

**Brazos County Municipal Utility District No. 1**  
**TSI-6. Change in Long-Term Bonded Debt**  
**November 30, 2024**

	Bond Issue			
	Series 2020 Road	Series 2022	Series 2023	Series 2024 Road
Interest rate	1.50 <sup>0</sup> / <sub>0</sub> - 3.15 <sup>0</sup> / <sub>0</sub>	2.00 <sup>0</sup> / <sub>0</sub> - 3.00 <sup>0</sup> / <sub>0</sub>	4.125 <sup>0</sup> / <sub>0</sub> - 6.625 <sup>0</sup> / <sub>0</sub>	4.00 <sup>0</sup> / <sub>0</sub> - 6.50 <sup>0</sup> / <sub>0</sub>
Dates interest payable	3/1; 9/1	3/1; 9/1	3/1; 9/1	3/1; 9/1
Maturity dates	9/1/21 - 9/1/50	9/1/23 - 9/1/46	9/1/24 - 9/1/50	9/1/25 - 9/1/50
Beginning bonds outstanding	\$ 1,870,000	\$ 1,550,000	\$ 4,005,000	\$ -
Bonds issued				8,715,000
Bonds retired	(45,000)	(40,000)	(75,000)	
Ending bonds outstanding	<u>\$ 1,825,000</u>	<u>\$ 1,510,000</u>	<u>\$ 3,930,000</u>	<u>\$ 8,715,000</u>
Interest paid during fiscal year	<u>\$ 52,804</u>	<u>\$ 41,394</u>	<u>\$ 181,063</u>	<u>\$ 223,424</u>
Paying agent's name and city All Series	<u>Bank of New York Mellon Trust Company, N.A., Dallas, Texas</u>			

Bond Authority:	Water, Sewer and Drainage Bonds	Road Bonds
Amount Authorized by Voters	\$ 235,600,000	\$ 104,060,000
Amount Issued	(5,595,000)	(10,715,000)
Remaining To Be Issued	<u>\$ 230,005,000</u>	<u>\$ 93,345,000</u>

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

Debt Service Fund cash and investments balance as of November 30, 2024: \$ 436,733

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,002,508

See accompanying auditor's report.

Totals

\$ 7,425,000

8,715,000

(160,000)

\$ 15,980,000

\$ 498,685

*Brazos County Municipal Utility District No. 1*

*TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund  
For the Last Five Fiscal Years*

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 759,850	\$ 400,930	\$ 248,370	\$ 132,055	\$ 86,325
Penalties and interest					90
Miscellaneous		5,508			
Investment earnings	31,587	11,079	726	19	75
Total Revenues	791,437	417,517	249,096	132,074	86,490
Expenditures					
Operating and administrative					
Professional fees	231,792	193,658	134,992	191,448	87,332
Contracted services	40,406	47,236	36,094	14,660	34,059
Repairs and maintenance	48,825	18,359		5,240	
Administrative	22,531	11,847	8,535	9,943	50,045
Other	2,266	5,500	12,577	1,117	625
Capital outlay	124,551	54,650			
Total Expenditures	470,371	331,250	192,198	222,408	172,061
Revenues Over (Under) Expenditures	\$ 321,066	\$ 86,267	\$ 56,898	\$ (90,334)	\$ (85,571)

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
96 <sup>0</sup> o	96 <sup>0</sup> o	100 <sup>0</sup> o	100 <sup>0</sup> o	100 <sup>0</sup> o
				*
	1 <sup>0</sup> o			
4 <sup>0</sup> o	3 <sup>0</sup> o	*	*	*
100 <sup>0</sup> o	100 <sup>0</sup> o	100 <sup>0</sup> o	100 <sup>0</sup> o	100 <sup>0</sup> o
29 <sup>0</sup> o	46 <sup>0</sup> o	54 <sup>0</sup> o	145 <sup>0</sup> o	101 <sup>0</sup> o
5 <sup>0</sup> o	11 <sup>0</sup> o	14 <sup>0</sup> o	11 <sup>0</sup> o	39 <sup>0</sup> o
6 <sup>0</sup> o	4 <sup>0</sup> o		4 <sup>0</sup> o	
3 <sup>0</sup> o	3 <sup>0</sup> o	3 <sup>0</sup> o	8 <sup>0</sup> o	58 <sup>0</sup> o
*	1 <sup>0</sup> o	5 <sup>0</sup> o	1 <sup>0</sup> o	1 <sup>0</sup> o
16 <sup>0</sup> o	13 <sup>0</sup> o			
59 <sup>0</sup> o	78 <sup>0</sup> o	76 <sup>0</sup> o	169 <sup>0</sup> o	199 <sup>0</sup> o
41 <sup>0</sup> o	22 <sup>0</sup> o	24 <sup>0</sup> o	(69 <sup>0</sup> o)	(99 <sup>0</sup> o)



*Brazos County Municipal Utility District No. 1*

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

*For the Last Five Fiscal Years*

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 521,249	\$ 235,894	\$ 101,557	\$ 70,989	\$ -
Penalties and interest	7,301	3,659	872	4,089	
Miscellaneous	10,867	2,225	327		
Investment earnings	29,522	15,286	1,955	80	12
Total Revenues	568,939	257,064	104,711	75,158	12
Expenditures					
Tax collection services	56,922	19,668	13,547	16,405	12
Other	7,032	7,161	6,713		
Debt service					
Principal	160,000	85,000	45,000	40,000	
Interest and fees	476,342	182,293	77,997	51,414	
Total Expenditures	700,296	294,122	143,257	107,819	12
Revenues Over (Under) Expenditures	\$ (131,357)	\$ (37,058)	\$ (38,546)	\$ (32,661)	\$

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
92 <sup>00</sup>	92 <sup>00</sup>	92 <sup>00</sup>	92 <sup>00</sup>	92 <sup>00</sup>
1 <sup>00</sup>	1 <sup>00</sup>	1 <sup>00</sup>	1 <sup>00</sup>	1 <sup>00</sup>
2 <sup>00</sup>	1 <sup>00</sup>	*	*	*
5 <sup>00</sup>	6 <sup>00</sup>	2 <sup>00</sup>	100 <sup>00</sup>	100 <sup>00</sup>
100 <sup>00</sup>	100 <sup>00</sup>	100 <sup>00</sup>	100 <sup>00</sup>	100 <sup>00</sup>
10 <sup>00</sup>	8 <sup>00</sup>	13 <sup>00</sup>	22 <sup>00</sup>	100 <sup>00</sup>
28 <sup>00</sup>	33 <sup>00</sup>	43 <sup>00</sup>	53 <sup>00</sup>	
84 <sup>00</sup>	71 <sup>00</sup>	74 <sup>00</sup>	68 <sup>00</sup>	
123 <sup>00</sup>	115 <sup>00</sup>	136 <sup>00</sup>	143 <sup>00</sup>	100 <sup>00</sup>
23 <sup>00</sup>	15 <sup>00</sup>	36 <sup>00</sup>	43 <sup>00</sup>	0 <sup>00</sup>

***Brazos County Municipal Utility District No. 1***  
***TSI-8. Board Members, Key Personnel and Consultants***  
***For the Year Ended November 30, 2024***

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600 Houston, TX 77027  
District Business Telephone Number: (713) 860-6400  
Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): July 19, 2022  
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
<b>Board Members</b>				
Robert Goodwin	05/24 - 05/28	\$ 1,326	\$ 57	President
Charles Moreau	05/22 - 05/26	2,431	74	Vice President
Lawrence Hodges	05/24 - 05/28	1,768		Secretary
Brian Fisher	05/22 - 05/26	1,547		Assistant Vice President
Kyle Davis	05/24 - 05/28	2,210	134	Assistant Secretary
<b>Consultants</b>				
Allen Boone Humphries Robinson LLP	2015	Amounts Paid		Attorney
<i>General legal fees</i>		\$ 122,888		
<i>Bond counsel</i>		223,228		
Municipal Accounts & Consulting, L.P.	2022	45,828		Bookkeeper
B&A Municipal Tax Service, LLC	2015	12,147		Tax Collector
Brazos Central Appraisal District	Legislation	13,508		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	2017	5,261		Delinquent Tax Attorney
Pape-Dawson Engineers, Inc.	2021	114,363		Engineer
McGrath & Co., PLLC	2015	24,250		Auditor
Post Oak Municipal Advisors LLC	2018	152,790		Financial Advisor

\* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.  
See accompanying auditor's report.

## Traci Dearing

---

**From:** Traci Dearing  
**Sent:** Monday, March 31, 2025 5:16 PM  
**To:** TCEQ ELECTRONIC & FILE ROOM SUBMISSIONS (district-fin@tceq.texas.gov)  
**Cc:** Jane Miller; BUILD AMERICA MUTUAL ASSURANCE COMPANY SUBMISSIONS (notices@buildamerica.com); STANDARD & POOR'S ELECTRONIC SUBMISSIONS (pubfin\_statelocalgovt@spglobal.com); cso@cstx.gov; (memberservices@mactexas.com)  
**Subject:** Brazos County MUD No. 1  
**Attachments:** 3227\_001.pdf

*Sent on behalf of Jane Miller*

Please see the attached regarding Brazos County MUD No. 1 for filing. Please acknowledge your receipt of the documents by email confirmation.

Sincerely,

## Traci Dearing

Executive Assistant, Allen Boone Humphries Robinson LLP

---

ABHR

O 713.595-0416 M 802.712-8229 F 713.595-0859

W ABHR.com E [traci@abhr.com](mailto:traci@abhr.com)

A 1210 Southwest Freeway, Suite 2800, Houston, TX 77027

