FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

(Fort Bend County, Texas)

PRELIMINARY OFFICIAL STATEMENT

DATED: JULY 7, 2025

$8,195,000

UNLIMITED TAX BONDS

SERIES 2025

BIDS TO BE SUBMITTED BY: 10:00 A.M., CENTRAL TIME

MONDAY, AUGUST 4, 2025

BIDS TO BE OPENED AT: 12:30 P.M., CENTRAL TIME

MONDAY, AUGUST 4, 2025

BAIRD

Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED JULY 7, 2025

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

IN THE OPINION OF BOND COUNSEL (HEREIN DEFINED), UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS, AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION, THE BONDS ARE VALID OBLIGATIONS OF THE DISTRICT, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND IS NOT INCLUDED IN THE ALTERNATIVE MINIMUM TAXABLE INCOME OF INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "LEGAL MATTERS" and "TAX MATTERS" HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

The District will not designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – Not Qualified Tax-Exempt Obligations" herein.

NEW ISSUE—Book-Entry-Only

Moody's Investors Service, Inc. (Underlying) ...."A2"
See "MUNICIPAL BOND INSURANCE" and "RATINGS."

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182
(A Political Subdivision of the State of Texas Located within Fort Bend County)
$8,195,000
UNLIMITED TAX BONDS
SERIES 2025

Dated Date: September 1, 2025
Interest Accrues from: Date of Delivery

Due: September 1, as shown on inside cover

The $8,195,000 Unlimited Tax Bonds, Series 2025 (the "Bonds") are obligations solely of Fort Bend County Municipal Utility District No. 182 (the "District") and are not obligations of Fort Bend County, Texas; the City of Fulshear, Texas; the State of Texas; or any entity other than the District. Neither the full faith and credit nor the taxing power of Fort Bend County, Texas; the City of Fulshear, Texas; the State of Texas; nor any entity other than the District is pledged to the payment of the principal of or the interest on the Bonds.

The Bonds are dated September 1, 2025 (the "Dated Date"), and will accrue interest from the date of delivery, which is expected to be on or about September 10, 2025 (the "Date of Delivery"), with interest payable March 1, 2026, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar (herein defined) to registered owners ("Registered Owners") as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the "Record Date").

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

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

The Bonds represent the eighth (8th) series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring a waterworks, sanitary sewer and storm drainage system to serve the District (the "Utility System"). The District has also issued four (4) series of unlimited tax bonds issued by the District for the purpose of constructing a road system to serve the District (the "Road System"). See "THE BONDS—Authority for Issuance."

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

The Bonds are offered, when, as and if issued by the District, subject, among other things, to the approval of the Attorney General of Texas and the approval of certain legal matters by Coats Rose, P.C., ("Bond Counsel"). Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, ("Disclosure Counsel"). Delivery of the Bonds through the facilities of DTC is expected on or about September 10, 2025.

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

$8,195,000 Unlimited Tax Bonds, Series 2025

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _______ (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)
2026	$185,000	_____	____%	___	2039 (c)	$325,000	_____	____%	___
2027	190,000	_____	____%	___	2040 (c)	340,000	_____	____%	___
2028	200,000	_____	____%	___	2041 (c)	355,000	_____	____%	___
2029	210,000	_____	____%	___	2042 (c)	370,000	_____	____%	___
2030	220,000	_____	____%	___	2043 (c)	390,000	_____	____%	___
2031	230,000	_____	____%	___	2044 (c)	405,000	_____	____%	___
2032 (c)	240,000	_____	____%	___	2045 (c)	425,000	_____	____%	___
2033 (c)	250,000	_____	____%	___	2046 (c)	445,000	_____	____%	___
2034 (c)	260,000	_____	____%	___	2047 (c)	465,000	_____	____%	___
2035 (c)	275,000	_____	____%	___	2048 (c)	485,000	_____	____%	___
2036 (c)	285,000	_____	____%	___	2049 (c)	505,000	_____	____%	___
2037 (c)	300,000	_____	____%	___	2050 (c)	530,000	_____	____%	___
2038 (c)	310,000	_____	____%	___					

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

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

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

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

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

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

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

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

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

Prices and Marketability

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

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

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial reoffering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER–ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Securities Laws

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

MUNICIPAL BOND INSURANCE

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

RATINGS

Moody's has assigned an underlying credit rating of "A2" to the Bonds. An explanation of the rating may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

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

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OFFICIAL STATEMENT SUMMARY

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

THE BONDS

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

Description of the Bonds.................... The District's $8,195,000 Unlimited Tax Bonds, Series 2025 (the "Bonds") are dated September 1, 2025, and mature on September 1 in the years and in the principal amounts as shown on the inside cover.

The Bonds will accrue interest from the date of delivery, which is expected to be on or about September 10, 2025 (the "Date of Delivery"), with interest payable on March 1, 2026, and on each September 1 and March 1 thereafter (each an "Interest Payment Date"). See "THE BONDS."

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

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

Outstanding Bonds.................... The District has previously issued the following bonds for the purpose of acquiring or constructing water, wastewater, and drainage infrastructure to serve the District (the "Utility System"): $15,970,000 Unlimited Tax Bonds, Series 2016; $9,525,000 Unlimited Tax Bonds, Series 2018; $14,765,000 Unlimited Tax Bonds, Series 2019; $11,540,000 Unlimited Tax Bonds, Series 2020; $23,300,000 Unlimited Tax Bonds, Series 2021; $20,250,000 Unlimited Tax Bonds, Series 2023; and $26,360,000 Unlimited Tax Bonds, Series 2024. As of the delivery of the Bonds, a total of $107,235,000 principal amount of said bonds will remain outstanding (the "Outstanding Utility Bonds"). The District has previously issued the following bonds for the purpose of acquiring or constructing road infrastructure to serve the District (the "Road System"): $5,725,000 Unlimited Tax Road Bonds, Series 2017; $4,075,000 Unlimited Tax Road Bonds, Series 2021; $37,760,000 Unlimited Tax Road Bonds, Series 2022; and $20,500,000 Unlimited Tax Road Bonds, Series 2023. As of the delivery of the Bonds, a total of $62,695,000 principal amount of said bonds will remain outstanding (the "Outstanding Road Bonds"). The Outstanding

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

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

Authority for Issuance.. The Bonds constitute the eighth (8^{th}) series of unlimited tax bonds issued by District for the purpose of acquiring or constructing the Utility System.

Voters in the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System and a total of $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, voters in the District authorized a total of $34,450,000 principal amount of unlimited tax bonds for the construction of parks and recreational facilities to serve the District (the "Park System"). Following the issuance of the Bonds, $190,395,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System, and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters within the District also voted $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds. The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See "THE BONDS—Source of Payment."

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

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

Not Qualified Tax-Exempt Obligations........... The District will not designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS—Not Qualified Tax-Exempt Obligations."

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

Ratings........ Moody's has assigned an underlying rating of "A2" to the Bonds. See "RATINGS" above.

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

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

Financial Advisor........ Robert W. Baird & Co. Incorporated, Houston, Texas.

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

THE DISTRICT

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

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

Developer and Principal Landowner........ The developer and principal landowner within the District is D.R. Horton – Texas, Ltd., a Texas limited partnership, which is controlled by D.R. Horton, Inc., a Delaware corporation, a publicly traded corporation (collectively referred to herein as "D.R. Horton" or the "Developer"). As of July 1, 2025, D.R. Horton owned approximately 0 model homes, approximately 0 houses, and all of the remaining undeveloped land within the District. See "DEVELOPER AND PRINCIPAL LANDOWNER."

Development within the District........ Approximately1,139 acres (3,622 lots) within the District have been developed as the single-family residential subdivisions of Tamarron, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 43, 44, 53, 54, 57 and 60. As of July 1, 2025, the District consisted of 3,274 complete and occupied homes; 0 complete and unoccupied homes; 16 homes under construction; 332 vacant developed lots; 0 lots under development; and 121 lots under design. In addition, the District contains approximately 106 undeveloped but developable acres and approximately 38 undevelopable acres. See "DEVELOPMENT WITHIN THE DISTRICT—Current Status of Development."

Homebuilders Within the District........ D.R. Horton is the active homebuilder within the District. Prices of new homes being constructed within the District range from approximately $200,000 to over $450,000. Square footage of new homes being constructed within the District range from approximately 2,000 square feet to over 4,500 square feet. See "DEVELOPMENT WITHIN THE DISTRICT—Homebuilders Active Within the District."

INVESTMENT CONSIDERATIONS

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

SELECTED FINANCIAL INFORMATION

(UNAUDITED)

2025 Certified Assessed Valuation	$1,337,732,617	(a)
Direct Debt:		
The Outstanding Bonds (as of delivery of the Bonds)	$ 169,930,000	
The Bonds	$ 8,195,000	
Total	$ 178,125,000	
Estimated Overlapping Debt	$ 108,444,375	(b)
Total Direct and Estimated Overlapping Debt	$ 286,569,375	(b)
Direct Debt Ratio:		
As a percentage of 2025 Certified Assessed Valuation	13.32	%
Direct and Estimated Overlapping Debt Ratio:		
As a percentage of 2025 Certified Assessed Valuation	21.42	%
Utility System Debt Service Fund (as of July 7, 2025)	$ 6,714,530	(c)
Road System Debt Service Fund (as of July 7, 2025)	$ 4,537,425	(d)
Utility System Capital Projects Fund (as of July 7, 2025)	$ 10,182,873	
Road System Capital Projects Fund (as of July 7, 2025)	$ 347,494	
Operating Fund (as of July 7, 2025)	$ 8,876,738	

(a) Provided by the Fort Bend Central Appraisal District (the "Appraisal District") as the certified value as of January 1, 2025 as of certification. See "TAX DATA" and "TAXING PROCEDURES." Such value includes $2,140,949 of uncertified value, which is 80% of the value under review by the Appraisal Review Board as of certification.

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

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

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

SELECTED FINANCIAL INFORMATION

(UNAUDITED)

2024 Tax Rate:			
Debt Service		$ 0.870	(a)
Maintenance and Operations		$ 0.200	
Total		$ 1.070	
Combined Estimated Average Annual Debt Service Requirement (2026–2050)	$	10,426,255	(b)
Combined Estimated Maximum Annual Debt Service Requirement (2041)	$	12,354,913	(b)
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2026–2050) at 95% Tax Collections Based on the 2025 Certified Assessed Valuation		$0.83	
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2041) at 95% Collections Based on the 2025 Certified Assessed Valuation		$0.98	

(a) The debt service tax rate is composed of a $0.545 tax rate to pay debt service on bonds issued by the District for the Utility System and a $0.325 tax rate to pay debt service on bonds issued by the District for the Road System. The District is authorized to levy separate debt service tax rates for bonds issued for the Utility System and the Road System, both of which are unlimited as to rate or amount.

(b) Requirement of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 4.50%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

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

$8,195,000
UNLIMITED TAX BONDS
SERIES 2025

INTRODUCTION

This Official Statement provides certain information with respect to the issuance by Fort Bend County Municipal Utility District No. 182 (the "District") of its $8,195,000 Unlimited Tax Bonds, Series 2025 (the "Bonds").

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

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

THE BONDS

General

The Bonds are dated September 1, 2025 (the "Dated Date"), and will accrue interest from the date of delivery, which is expected to be on or about September 10, 2025 (the "Date of Delivery"), with interest payable March 1, 2026, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar (herein defined) to registered owners ("Registered Owners") as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the "Record Date"). The Bonds will be issued in fully registered form only, without coupons, in principal denomination of $5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., nominee for The Depository Trust Company, New York, New York ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent for the Bonds is Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar").

Redemption Provisions

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

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

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

Registration, Transfer and Exchange

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

Record Date for Interest Payment

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

Mutilated, Lost, Stolen or Destroyed Bonds

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

Replacement of Paying Agent/Registrar

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

Source of Payment

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

Payment Record

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

Authority for Issuance

The Bonds constitute the eighth (8th) series of unlimited tax bonds issued by the District for the purpose of acquiring or constructing the Utility System (herein defined). Voters within the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System. Voters within the District authorized a total of $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, voters within the District have authorized a total of $34,450,000 principal amount of unlimited tax bonds for the construction of park and recreational facilities to serve the District (the "Park System").

Following the issuance of the Bonds, $190,395,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System, and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters within the District also voted $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds. The Bonds, when issued, will constitute valid and binding obligations of the District, payable from the proceeds of one continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See "THE BONDS—Source of Payment."

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

Outstanding Bonds

The District has previously issued the following bonds for the purpose of acquiring or constructing water, wastewater, and drainage infrastructure to serve the District (the "Utility System"): $15,970,000 Unlimited Tax Bonds, Series 2016; $9,525,000 Unlimited Tax Bonds, Series 2018; $14,765,000 Unlimited Tax Bonds, Series 2019; $11,540,000 Unlimited Tax Bonds, Series 2020; $23,300,000 Unlimited Tax Bonds, Series 2021; $20,250,000 Unlimited Tax Bonds, Series 2023; and $26,360,000 Unlimited Tax Bonds, Series 2024. As of the delivery of the Bonds, a total of $107,235,000 principal amount of said bonds will remain outstanding (the "Outstanding Utility Bonds"). The District has previously issued the following bonds for the purpose of acquiring or constructing road infrastructure to serve the District (the "Road System"): $5,725,000 Unlimited Tax Road Bonds, Series 2017; $4,075,000 Unlimited Tax Road Bonds, Series 2021; $37,760,000 Unlimited Tax Road Bonds, Series 2022; and $20,500,000 Unlimited Tax Road Bonds, Series 2023. As of the delivery of the Bonds, a total of $62,695,000 principal amount of said bonds will remain outstanding (the "Outstanding Road

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

Issuance of Additional Debt

Voters in the District have authorized a total of $320,300,000 principal amount of unlimited tax bonds for the Utility System and $133,300,000 principal amount of unlimited tax bonds for the Road System. Additionally, the voters in the District have authorized a total of $34,450,000 principal amount of unlimited tax bonds the Park System. Following the issuance of the Bonds, $190,395,000 principal amount of unlimited tax bonds for the Utility System, $65,240,000 principal amount of unlimited tax bonds for the Road System and $34,450,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. Voters in the District also voted $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System, $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System, and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System, all of which remain authorized but unissued following the sale of the Bonds.

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

Following the issuance of the Bonds, the District will owe the Developer, approximately $34,706,200 for District projects for the Utility System, approximately $4,867,400 for District projects for the Road System and approximately $13,900,800 for District projects for the Park System, the funds of which were advanced by the Developer.

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

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

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

Bondholders' Remedies

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

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

Annexation

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

The District lies within the ETJ of the City, a home rule municipality. The District may not be annexed for full purposes by the City except as may be specifically authorized by Chapter 43, Local Government Code, as amended. Any authorized annexation is subject to compliance by the City with various requirements of Chapter 43, Local Government Code. Such requirements include the requirement that the City hold an election in the District whereby the qualified voters of the District approve the proposed annexation. Further, if the voters in the area to be annexed do not own more than 50% of the land in the area, a petition signed by more than 50% of the landowners consenting to the annexation is also required. If the District is annexed, the City must assume the District's assets and obligations (e.g., the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation that the City will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should the annexation occur.

Defeasance

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

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

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

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

BOOK-ENTRY-ONLY SYSTEM

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

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

Exchange Commission (the "SEC"), and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the securities. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each of the Bonds, each in the aggregate principal amount of such issue, and will be deposited with DTC.

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

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

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

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

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

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's Money Market Instrument ("MMI") Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issue as soon as possible after the record date.

The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

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

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

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

Use of Certain Terms in Other Sections of this Official Statement

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

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USE AND DISTRIBUTION OF BOND PROCEEDS

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

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

Construction Costs		
1. Tamarron, Section 43 - WS&D	$	798,250
2. Tamarron Parkway, Phase 3 - WS&D		1,207,872
3. Coles Canyon & Rileys Ridge - WS&D		1,154,115
4. Tamarron Crossing, Section 1 - WS&D		986,405
5. Tamarron Crossing, Section 2 - WS&D		138,155
6. Tamarron Trace, Section 3 - WS&D		360,760
7. Tamarron, Section 24 - WS&D		488,560
8. SWPPP (Items 2-7)		107,445
9. Engineering (Items 2-7)		748,622
10. Geotechnical Testing (Items 2-7)		67,580
Total Construction Costs	$	6,057,764
Non-Construction Costs		
1. Legal Fees	$	141,950
2. Fiscal Agent Fees		163,900
3. Developer Interest		1,510,270
4. Bond Discount		163,900
5. Bond Issuance Expenses		58,533
6. Bond Application Report		70,000
7. Attorney General Report		8,195
8. TCEQ Bond Issuance Fee		20,488
Total Non-Construction Costs	$	2,137,236
Total Bond Issue Requirement	$	8,195,000

THE DISTRICT

General

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

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

Description

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

Location

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

Management of the District

- Board of Directors -

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

Name	Position	Term Expires May
D. Scott Sullivan	President	2026
Jorge Garcia	Secretary	2026
Hadier Shenewa	Assistant Secretary	2026
John LaRocca	Assistant Secretary	2028
Timothy Gebauer	Director	2028

- Consultants -

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

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

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

Auditor: As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audited financial statements area filed with the TCEQ. McGrath & Co., PLLC audited the financial statements of the District for the fiscal year ended June 30, 2024. See "APPENDIX A." McGrath & Co., PLLC has been engaged to audit the District's financial statements for the fiscal year ended June 30, 2025.

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

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

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

Financial Advisor: Robert W. Baird & Co. Incorporated is engaged as the financial advisor (the "Financial Advisor") to the District in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is employed by the District and has participated in the preparation of this Official Statement; however, the Financial Advisor is not obligated to undertake, and has not undertaken to make an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement that has been supplied or provided by third parties.

DEVELOPER AND PRINCIPAL LANDOWNER

The Role of a Developer

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

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

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

Developer and Principal Landowner

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

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

As of July 1, 2025, D.R. Horton owned approximately 0 model homes, approximately 0 houses, and all of the remaining undeveloped land within the District.

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

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DEVELOPMENT WITHIN THE DISTRICT

Current Status of Development

Approximately1,139 acres (3,622 lots) within the District have been developed as the single-family residential subdivisions of Tamarron, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 43, 44, 53, 54, 57 and 60. As of July 1, 2025, the District consisted of 3,274 complete and occupied homes; 0 complete and unoccupied homes; 16 homes under construction; 332 vacant developed lots; 0 lots under development; and 121 lots under design. In addition, the District contains approximately 106 undeveloped but developable acres and approximately 38 undevelopable acres.

Homebuilders Active Within the District

D.R. Horton is the active homebuilder within the District. Prices of new homes being constructed within the District range from approximately $200,000 to in excess of approximately $450,000. Homes range in square footage from approximately 2,000 square feet to more than approximately 4,500 square feet.

Approximately 220 homes within the District were sold in 2015; approximately 60 homes were sold in 2016; approximately 284 homes were sold in 2017; approximately 281 homes were sold in 2018; approximately 332 homes were sold in 2019; approximately 501 were sold in 2020; approximately 636 homes were sold in 2021; approximately 308 homes were sold in 2022; approximately 413 homes were sold in 2023; approximately 247 homes were sold in 2024; and approximately 0 homes have been sold through June, 2025.

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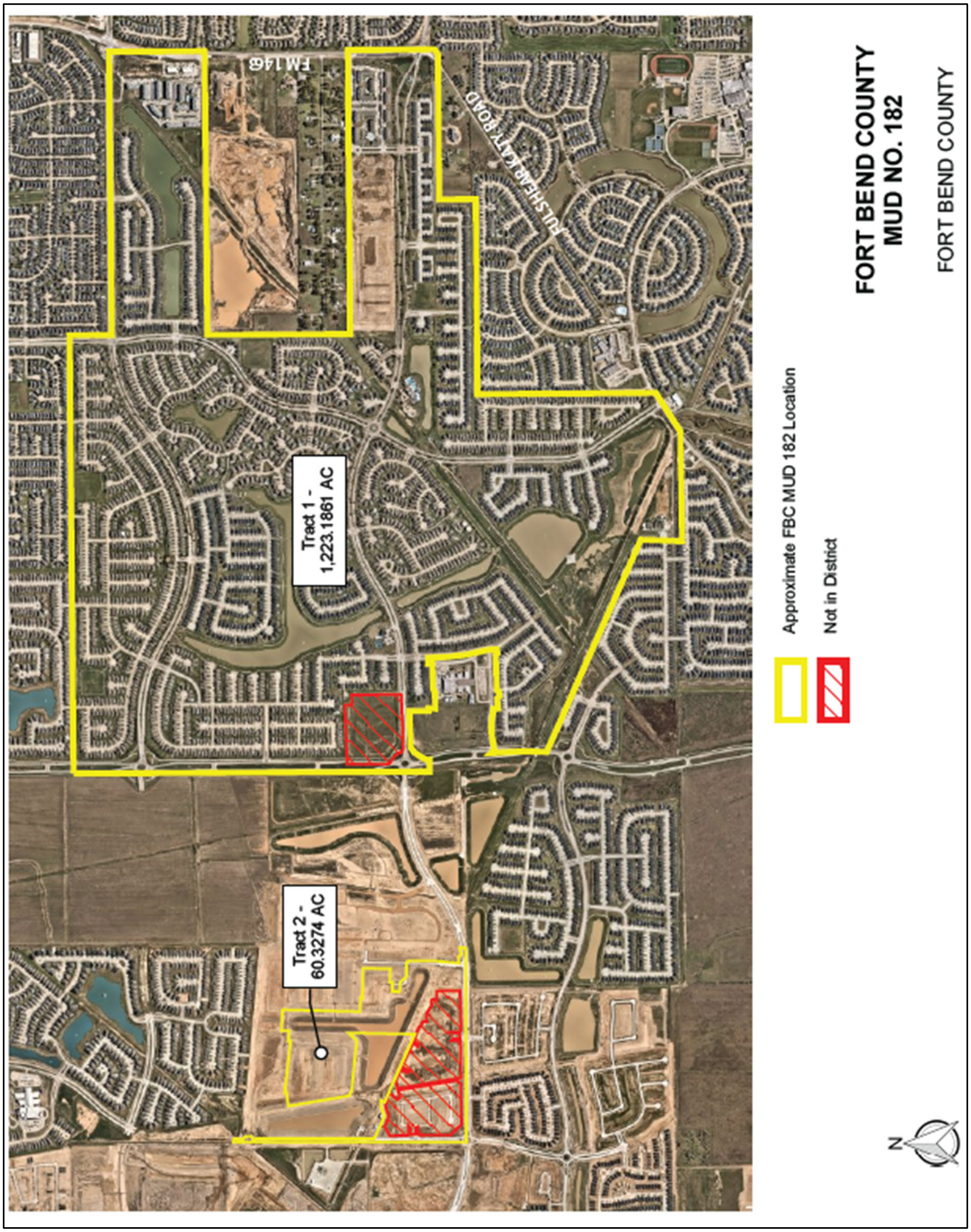
PHOTOGRAPHS TAKEN WITHIN THE DISTRICT

(July 2025)

AERIAL PHOTOGRAPH OF THE DISTRICT



TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds (and any future tax-supported bonds which may be issued from time to time as authorized). Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, in an amount not to exceed $1.50 per $100 of assessed valuation for operation and maintenance purposes. The Board levied a 2024 tax rate of $0.200 per $100 of assessed valuation for maintenance and operations purposes.

Tax Rate Limitation

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

Debt Service Tax

The Board covenants in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, taxes adequate to provide funds to pay the principal of and interest on the Bonds. For the 2024 tax year, the District levied a tax rate of $0.545 per $100 of assessed valuation to pay debt service on bonds issued for the Utility System and a tax rate of $0.325 per $100 of assessed valuation to pay debt service on bonds issued for the Road System.

Maintenance and Operations Tax

Under Texas law, the Board is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations if authorized by its voters. On May 12, 2007, the Board was authorized to levy such a maintenance and operations tax for water, sanitary sewer drainage and storm sewer facilities in an amount not to exceed $1.50 per $100 of assessed valuation. For the 2024 tax year, the District levied a tax rate of $0.200 per $100 of assessed valuation for maintenance and operations purposes. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonded indebtedness.

Tax Exemption

As discussed in the section entitled "TAXING PROCEDURES," certain property within the District may be exempt from taxation by the District. For the 2025 tax year, the District granted a residential homestead exemption to persons 65 years of age or older and to certain other disabled persons in the amount of $40,000. See "TAXING PROCEDURES—Property Subject to Taxation by the District."

Additional Penalties

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

Historical Tax Collections

The following table illustrates the collection history of the District for the 2020–2024 tax years:

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Collections Current Year	Current Year Ended 09/30	Collections 05/31/2025
2020	$422,800,132	1.27	$ 5,369,562	99.41%	2021	99.99%
2021	635,046,825	1.27	8,065,095	99.07	2022	99.85
2022	957,718,578	1.17	11,205,307	99.30	2023	99.78
2023	1,257,167,902	1.07	13,451,697	97.88	2024	99.49
2024	1,322,191,264	1.07	14,147,447	98.59 (b)	2025	98.59

(a) Tax rate per $100 of assessed valuation.
(b) As of May 31, 2025.

Tax Rate Distribution

	2024	2023	2022	2021	2020
Utility System Debt Service	$ 0.545	$ 0.445	$ 0.460	$ 0.630	$ 0.790
Road System Debt Service	0.325	0.370	0.410	0.085	0.085
Maintenance and Operations	0.200	0.255	0.300	0.555	0.395
Total	$ 1.070	$ 1.070	$ 1.170	$ 1.270	$ 1.270

Analysis of Tax Base

The following table illustrates the District's total assessed value in the tax years 2020–2025 by type of property.

Type of Property	2025 Assessed Valuation	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation	2020 Assessed Valuation
Land	$ 250,286,354	$ 250,992,935	$ 180,816,694	$ 170,831,453	$ 139,658,347	$ 110,533,530
Improvements	1,137,735,071	1,133,743,351	1,201,160,975	869,467,905	518,850,738	329,335,784
Personal Property	3,564,959	3,820,634	4,223,489	2,399,890	2,076,500	760,150
Exemptions	(53,853,766)	(66,365,656)	(129,033,256)	(84,980,670)	(25,538,760)	(17,829,332)
Total	$ 1,337,732,617	$ 1,322,191,264	$1,257,167,902	$ 957,718,578	$ 635,046,825	$ 422,800,132

Principal Taxpayers

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

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll
AT Tamarron One LLC & AT Two LLC (a)	Land & Improvements	$ 63,745,795
DHIC-Tamarron II LLC (a)	Land & Improvements	55,582,000
COMREF Tamarron LLC	Land & Improvements	55,202,059
DHI Commercial Tamarron LLC (a)	Land & Improvements	4,875,737
Guoli Lo Revocable Trust	Land & Improvements	1,551,947
1003 Franz Investments LTD	Land & Improvements	1,438,257
HM South Texas Stabilized Sand LLC	Personal Property	1,382,730
Homeowner	Land & Improvements	1,291,304
Homeowner	Land & Improvements	1,188,178
FKH SFR Propco I LLC	Land & Improvements	942,525
Total		$ 187,200,532
% of Respective Tax Roll		13.99%

(a) See "DEVELOPER AND PRINCIPAL LANDOWNER—Developer and Principal Landowner."

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per $100 assessed valuation that would be required to meet certain debt service requirements if no growth in the District occurs beyond the 2025 Certified Assessed Valuation ($1,337,732,617). The calculations assume collection of 95% of taxes levied and the sale of no additional bonds by the District except the Bonds:

Combined Estimated Average Annual Debt Service Requirements (2026–2050)	$10,426,255
Tax Rate of $0.83 on the 2025 Certified Assessed Valuation produces	$10,548,022
Combined Estimated Maximum Debt Service Requirement (2041)	$12,354,913
Tax Rate of $0.98 on the 2025 Certified Assessed Valuation produces	$12,454,291

Estimated Overlapping Taxes

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

Set forth below is a compilation of all 2024 taxes levied by such jurisdictions per $100 of assessed valuation. The table below does not include any future debt service tax rate that may be levied as a result of the issuance of the Bonds (see "TAX DATA—Debt Service Tax"). Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

Taxing Jurisdiction	2024 Tax Rate Per $100 of Assessed Value (a)	2024 Tax Rate Per $100 of Assessed Value (b)
The District	$1.070000	$1.070000
Fort Bend County	0.412000	0.412000
Fort Bend County Drainage District	0.010000	0.010000
Lamar Consolidated Independent School District	1.146900	-0-
Katy Independent School District	-0-	1.117100
Fort Bend County ESD No. 4	0.098689	0.098689
Total 2024 Tax Rate	$2.737589	$2.707789

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

INVESTMENT CONSIDERATIONS

General

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

Factors Affecting Taxable Values and Tax Payments

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

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

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

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

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

Maximum Impact on District Tax Rates: Assuming no further development or construction of taxable improvements, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Certified Assessed Valuation is $1,337,732,617. After issuance of the Bonds, the combined estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be $12,354,913 (2041) and the combined estimated average annual debt service requirements on the Bonds and the Outstanding Bonds will be $10,426,255 (2026–2050). Assuming no increase to, nor decrease from the 2025 Certified Assessed Valuation of $1,337,732,617, tax rates of $0.98 and $0.83 per $100 of assessed valuation at a 95% tax collection rate would be necessary to pay the combined estimated maximum annual debt service requirement and the combined estimated average annual debt service requirement, respectively

Limitation to Bondholders' Remedies

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

Bankruptcy Limitation to Bondholders' Rights

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

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

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

The District may not be placed into bankruptcy involuntarily.

Environmental Regulations

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

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

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

Air Quality Issues. Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the Texas Commission on Environmental Quality (the "TCEQ") may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard") and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015 Ozone Standard"). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

On October 7, 2022, the EPA published final notice reclassifying the HGB Area from "serious" to "severe" under the 2008 Ozone Standard, effective November 7, 2022. The "severe" nonattainment area classification provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels. The attainment deadline for the HGB Area under the 2008 Ozone Standard is July 20, 2027, with an attainment year of 2026.

The HGB Area is currently designated as a "serious" nonattainment area under the 2015 Ozone Standard, effective November 7, 2022. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties. The attainment deadline for the HGB Area under the 2015 Ozone Standard is August 3, 2027, with an attainment year of 2023.

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

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

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

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

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

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

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

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

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

Hurricane Harvey

The Texas Gulf Coast area, including Fort Bend County, Texas, sustained widespread rain damage and flooding as a result of Hurricane Harvey's landfall along the Texas Gulf Coast on August 25, 2017, and historic levels of rainfall during the succeeding four days.

According to the Engineer, the District's water, sanitary sewer, and drainage facilities sustained no damage as a result of Hurricane Harvey, and there was no interruption of water and sewer service. Furthermore, according to the Engineer, there were no homes in the District that experienced flooding or structural damage. The District cannot predict the effect that additional extreme weather events may have upon the District and the Gulf Coast. Additional extreme weather events have the potential to cause damage within the District and along the Gulf Coast generally that could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region. See "TAXING PROCEDURES—Valuation of Property for Taxation."

National Weather Service Atlas 14 Rainfall Study

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

Impact of Natural Disaster

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

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

Potential Effects of Oil Price Volatility on the Houston Area

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

Marketability

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

Bond Insurance Risk Factors

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

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

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

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

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

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

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

Continuing Compliance with Certain Covenants

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

Future Debt

Following the issuance of the Bonds, $190,395,000 principal amount of unlimited tax bonds for the Utility System; $480,450,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Utility System; $65,240,000 principal amount of unlimited tax bonds for the Road System; $199,950,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Road System; $34,450,000 principal amount of unlimited tax bonds for the Park System; and $51,675,000 principal amount of unlimited bonds for the purpose of refunding bonds issued for the Park System will remain authorized and unissued. The District also has the right to issue certain other additional bonds and other obligations, as described in the Bond Order. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

Following the issuance of the Bonds, the District will owe D.R. Horton – Texas, Ltd., a Texas Limited partnership ("D.R. Horton" or the "Developer"), approximately $34,706,200 for District projects for the Utility System, approximately $4,867,400 for District projects for the Road System and approximately $13,900,800 for District projects for the Park System, the funds of which were advanced by the Developer.

Approval of the Bonds

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

Consolidation

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

Tax Collection Limitations

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

Changes in Tax Legislation

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

2025 Legislative Session

The 89th Regular Legislative Session convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor of Texas (the "Governor") may call one or more special sessions, at the Governor's discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. During this time, the Legislature may enact laws that materially change current laws affecting ad valorem tax matters, including rollback elections for maintenance tax increases, and other matters which could adversely affect the marketability or market value of the Bonds. On June 23, 2025, the Governor called a special session to begin on July 21, 2025, which will end no later than August 20, 2025. The agenda released by the Governor for the special session includes, in part, "[l]egislation reducing the property tax burden on Texans and legislation imposing spending limits on entities authorized to impose property taxes." The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

THE SYSTEM

General

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

Description of the System

- Water Supply and Distribution -

The District has entered into a joint water plant agreement with Fort Bend County Municipal Utility District No. 188 ("MUD 188") for the joint construction, expansion, operation and maintenance of the water plant facilities (the "Joint Water Plant Agreement"). Pursuant to the Joint Water Plant Agreement, MUD 188 operates and maintains the water supply facilities on behalf of MUD 188 and the District. The District receives all water service from Water Plant No. 1. Water Plant No. 1 currently consists of an onsite well with a capacity of 400 gallons per minute (gpm), two (2) remote wells with capacities of 1,350 gpm and 1,500 gpm, two 30,000 gallon and one 20,000-gallon hydro-pneumatic tank, a 1,500,000-gallon ground storage tank, and 8,300 gpm in booster pump capacity. The District currently has capacity to serve 4,150 equivalent single-family connections ("ESFCs"). Although the District currently owns 100% of the capacity of the water plant facilities, the District has leased 600 ESFCs of water plant capacity to MUD 188 pursuant to an interim water supply agreement.

The District is within the boundaries of the Fort Bend Subsidence District ("FBSD"), which regulates groundwater withdrawal. The District's authority to pump groundwater is subject to an annual permit issued by the FBSD. On September 24, 2003, the FBSD issued a Direct Regulatory Plan (the "Plan") to reduce groundwater withdrawal through conversion to surface water or other alternative water sources in certain areas within the FBSD's jurisdiction. Under the Plan, the District was required to have a groundwater reduction plan ("GRP") approved by the FBSD by the beginning date of the District's permit term in 2008, or pay a disincentive fee for any groundwater withdrawn in excess of 70% of the District's total water demand. Additional disincentive fees would be imposed under the Plan if the District's withdrawal exceeds 70% of the total water demand beginning in January 2013, and if it exceeds 40% of the total water demand beginning in January 2025 .

- Wastewater Treatment and Conveyance System -

The District has entered into a joint WWTP agreement with MUD 188 for the joint construction, expansion, operation and maintenance of the WWTP facilities (the "Joint WWTP Agreement"). Pursuant to the Joint WWTP Agreement, MUD 188 operates and maintains the WWTP facilities on behalf of MUD 188 and the District. Pursuant to the District's wastewater treatment plant ("WWTP") Permit (No. WQ0014758001), the District currently receives wastewater treatment services from a leased 900,000 gpd WWTP, which is sufficient to serve approximately 4,000 ESFCs, which supports the connections used to determine the certified value proposed in this bond issue. Currently, flow at the wastewater treatment plant is approximately 417,600 gpd, which is 46.4% of the WWTP's average daily capacity. The 5th expansion phase of the WWTP is currently under construction with an expected final completion date set at December 10, 2026. Phase 5 will expand the plant to 1,500,000 gpd with an overall capacity of 6,666 ESFCs. Although the District currently owns 100% of the capacity of the WWTP facilities, the District has leased 25,000 gpd of WWTP capacity to MUD 188 pursuant to an interim agreement.

- Drainage -

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

- Roads -

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

Subsidence and Conversion to Surface Water Supply

In 2005, the Texas legislature created the North Fort Bend Water Authority (the "Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the northern portion of Fort Bend County, Texas (including the District), and a small portion of Harris County, Texas. The Authority has entered into a Water Supply Contract with Houston to obtain treated surface water from Houston. The Authority has developed a GRP and obtained FBSD approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with FBSD regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District is included within the Authority's GRP.

The Authority, among other powers, has the power to: (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees imposed on the District for groundwater pumped by the District), user fees, rates, charges, and special assessments as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, $4.55 per 1,000 gallons based on the amount of groundwater pumped. It is expected that the Authority will issue a substantial amount of bonds by the year 2025 to finance the Authority's project costs, and it is expected that the fees charged by the Authority will increase substantially over such period.

Under the FBSD District regulations and the GRP, the Authority is required to: (i) limit groundwater withdrawals to no more than 70% of the total water demand of the water users within the Authority's GRP, beginning January 2013; and (ii) limit groundwater withdrawals to no more than 40% of the total water demand of the water users within the Authority's GRP, beginning January 2025. If the Authority fails to comply with the above FBSD regulations, the Authority is subject to a substantial disincentive fee penalty of $6.50 per 1,000 gallons ("Disincentive Fees") imposed by the FBSD for any groundwater withdrawn in excess of 40% of the total water demand in the Authority's GRP. In the event of such Authority failure to comply, the FBSD may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

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Historical Operations of the System

The following statement sets forth in condensed form the results of operation of the Utility System. For the fiscal years ended 2020–2024, the summary below has been prepared by the Financial Advisor for inclusion herein based upon information obtained from the District's audited financial statements. Reference is made to such statements for further and more complete information. See "APPENDIX A."

	Fiscal Year Ended June 30					
	2025 (a)	2024	2023	2022	2021	2020
Revenues:						
Water Service	$1,165,012	$1,010,162	$ 987,716	$ 926,299	$ 639,500	$ 434,223
Sewer Service	1,775,878	1,654,831	1,520,522	1,301,524	941,574	604,420
Property Taxes	2,876,471	3,171,326	2,891,007	3,461,082	1,675,726	1,844,320
Penalties & Interest	69,887	63,963	53,902	53,110	44,444	39,944
Regional Water Authority Fees	1,949,386	2,018,260	1,912,205	1,790,116	1,127,149	833,350
Tap Connection & Inspection Fees	311,730	198,498	382,317	959,937	1,464,244	976,865
Purchased Services	-	1,106,476	707,346	-	-	-
Miscellaneous	557,926	222,140	108,328	97,905	95,438	9,796
Investment Earnings	403,237	394,536	263,862	14,789	12,141	40,576
Total Revenues	$9,109,527	$9,840,192	$8,827,205	$8,604,762	$6,000,216	$4,783,494
Expenditures:						
Current Service Operations						
Professional Fees	$ 200,449	$ 406,038	$ 177,127	$ 233,509	$ 349,132	$ 454,834
Contracted Services	2,241,508	1,512,291	1,590,859	1,422,761	956,199	524,804
Repairs & Maintenance	2,191,034	2,511,365	2,890,230	1,992,240	1,664,660	1,670,322
Utilities	2,104,412	452,372	235,920	237,191	210,979	119,643
Regional Water Authority Fees	232,631	2,800,844	2,410,786	1,840,570	1,157,686	791,447
Administrative	258,549	185,724	159,123	171,261	140,757	106,356
Other	114,415	-	126	587,670	5,141	4,411
Lease Payments	403,878	113,400	102,000	102,000	364,800	322,480
Lease Obligations						
Lease – Principal	-	542,212	325,693	209,237	-	-
Lease - Interest	-	138,488	81,607	53,563	-	-
Capital						
Capital Outlay	-	106,373	51,354	214,659	-	68,550
Right-to-Use Leased Asset	-	-	-	1,781,619	-	-
Total Expenditures	$7,746,876	$8,769,107	$8,024,825	$8,846,280	$4,849,354	$4,062,847
Revenues Over (Under) Expenditures	$1,362,651	$1,071,085	$ 802,380	$ (241,518)	$1,150,862	$ 720,647

(a) Unaudited numbers based on a twelve-month period from June 2024 through June 2025, provided by the District's bookkeeper.

DISTRICT DEBT

2025 Certified Assessed Valuation	$1,337,732,617	(a)
Direct Debt:		
The Outstanding Bonds (as of delivery of the Bonds)	$ 169,930,000	
The Bonds	$ 8,195,000	
Total	$ 178,125,000	
Estimated Overlapping Debt	$ 108,444,375	(b)
Total Direct and Estimated Overlapping Debt	$ 286,569,375	(b)
Direct Debt Ratio:		
As a percentage of 2025 Certified Assessed Valuation	13.32	%
Direct and Estimated Overlapping Debt Ratio:		
As a percentage of 2025 Certified Assessed Valuation	21.42	%
Utility System Debt Service Fund (as of July 7, 2025)	$ 6,714,530	(c)
Road System Debt Service Fund (as of July 7, 2025)	$ 4,537,425	(d)
Utility System Capital Projects Fund (as of July 7, 2025)	$ 10,182,873	
Road System Capital Projects Fund (as of July 7, 2025)	$ 347,494_	
Operating Fund (as of July 7, 2025)	$ 8,876,738	

(a) Provided by the Fort Bend Central Appraisal District (the "Appraisal District") as the certified value as of January 1, 2024 as of supplemental roll 8. See "TAX DATA" and "TAXING PROCEDURES." Such value includes $2,140,949 of uncertified value, which is 80% of the value under review by the Appraisal Review Board as of certification

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

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

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

2024 Tax Rate:			
Debt Service		$ 0.870	(a)
Maintenance and Operations		$ 0.200	
Total		$ 1.070	
Combined Estimated Average Annual Debt Service Requirement (2026–2050)	$	10,426,255	(b)
Combined Estimated Maximum Annual Debt Service Requirement (2041)	$	12,354,913	(b)
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2026–2050) at 95% Tax Collections Based on the 2025 Certified Assessed Valuation		$0.83	
Combined Debt Service Tax Rate per $100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2041) at 95% Collections Based on the 2025 Certified Assessed Valuation		$0.98	

(a) The debt service tax rate is composed of a $0.545 tax rate to pay debt service on bonds issued by the District for the Utility System and a $0.325 tax rate to pay debt service on bonds issued by the District for the Road System. The District is authorized to levy separate debt service tax rates for bonds issued for the Utility System and the Road System, both of which are unlimited as to rate or amount.

(b) Requirement of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is an estimate based on the Bonds being sold at an average annual interest rate of 4.50%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

Pro Forma Debt Service Requirements

The following sets forth the debt service requirements on the Outstanding Bonds, as well as the principal and estimated interest requirements on the Bonds, assuming an interest rate of 4.50%.

	Outstanding	The Bonds			Total
Year	Debt Service	Principal	Interest	Total	Debt Service
2026	$11,391,513	$ 185,000	$ 368,775	$ 553,775	$ 11,945,288
2027	11,389,500	190,000	360,450	550,450	11,939,950
2028	11,407,925	200,000	351,900	551,900	11,959,825
2029	11,422,794	210,000	342,900	552,900	11,975,694
2030	11,430,281	220,000	333,450	553,450	11,983,731
2031	11,457,494	230,000	323,550	553,550	12,011,044
2032	11,484,169	240,000	313,200	553,200	12,037,369
2033	11,513,875	250,000	302,400	552,400	12,066,275
2034	11,548,088	260,000	291,150	551,150	12,099,238
2035	11,580,856	275,000	279,450	554,450	12,135,306
2036	11,616,450	285,000	267,075	552,075	12,168,525
2037	11,643,038	300,000	254,250	554,250	12,197,288
2038	11,685,688	310,000	240,750	550,750	12,236,438
2039	11,722,919	325,000	226,800	551,800	12,274,719
2040	11,765,669	340,000	212,175	552,175	12,317,844
2041	11,803,038	355,000	196,875	551,875	12,354,913
2042	10,806,200	370,000	180,900	550,900	11,357,100
2043	10,460,938	390,000	164,250	554,250	11,015,188
2044	9,879,706	405,000	146,700	551,700	10,431,406
2045	9,044,275	425,000	128,475	553,475	9,597,750
2046	8,460,000	445,000	109,350	554,350	9,014,350
2047	6,986,938	465,000	89,325	554,325	7,541,263
2048	4,569,050	485,000	68,400	553,400	5,122,450
2049	1,768,000	505,000	46,575	551,575	2,319,575
2050	–	530,000	23,850	553,850	553,850
Total	$ 246,838,400	$ 8,195,000	$ 5,622,975	$13,817,9750	$ 260,656,375

Combined Estimated Average Annual Debt Service Requirement (2026–2050) $10,426,255

Combined Estimated Maximum Annual Debt Service Requirement (2041) $12,354,913

Estimated Direct and Overlapping Debt Statement

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

	Outstanding Debt	Overlapping	
	06/30/2025	Percent	Amount
Fort Bend County	$1,043,973,859	1.05%	$ 10,920,558
Fort Bend County Drainage District	21,645,000	1.05	227,928
Katy Independent School District	2,219,530,000	0.47 (a)	10,431,791
Lamar Consolidated Independent School District	3,058,595,000	2.84 (a)	86,864,098
Total Estimated Overlapping Debt			$ 108,444,375
The District (b)			$ 178,125,000
Total Direct and Estimated Overlapping Debt (b)			$ 286,569,375

(a) Overlapping debt percentages as calculated by the Municipal Accounts of Texas ("MAC").

(b) Includes the Outstanding Bonds and the Bonds.

Debt Ratios

Direct Debt Ratio:	
As a percentage of 2025 Certified Assessed Valuation	13.32 %
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Certified Assessed Valuation	21.42 %

(a) Includes the Outstanding Bonds and the Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

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

Property Tax Code and County-Wide Appraisal District

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

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with the responsibility for reviewing and equalizing the values established by its appraisal district. The Appraisal District has the responsibility for appraising property for all taxing units within the County, including the District. Such appraisal values are subject to review and change by the Fort Bend County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll as approved by the Appraisal Review Board must be used by the District in establishing its tax roll and tax rate.

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

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

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. For the 2024 tax year, the District granted such a residential homestead exemption to persons 65 years of age or older and to certain other disabled persons in the amount of $40,000. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between $5,000 and $12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

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

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

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on 100% of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit increases in the appraised value of residence homesteads to 10% annually regardless of the market value of the property. The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

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

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

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

District and Taxpayer Remedies

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

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

Tax Abatement

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

Tax Payment Installments After Disaster

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

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the District has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per $100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate pursuant to SB 2 is described for each classification below. Debt service rates cannot be reduced by a rollback election within any of the Districts described below.

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

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

Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

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

The District: For the 2024 tax year, the District made the determination of its status as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

Levy and Collection of Taxes

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

Taxes are due September 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of 6% of the amount of the tax for the first calendar month it is delinquent, plus 1% for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of 12% regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to 20% if imposed by the District. The delinquent tax also accrues interest at a rate of 1% for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is (i) a person at least 65 years of age or older, (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in equal installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes within the District in the preceding 24 months.

District's Rights in the Event of Tax Delinquencies

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

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

LEGAL MATTERS

Legal Opinions

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

No-Litigation Certificate

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

No Material Adverse Change

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

TAX MATTERS

Tax Exemption

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

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

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

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

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

Federal Income Tax Accounting Treatment of Original Issue Discount

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

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

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

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

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

Collateral Federal Income Tax Consequences

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

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

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

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

Not Qualified Tax-Exempt Obligations

The District will not designate the Bonds as "qualified tax-exempt obligations" for financial institutions.

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

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

The information to be updated with respect to the District includes all quantitative financial information and operating data relative to the District of the general type included in this Official Statement under the headings "DISTRICT DEBT—General," "TAX DATA," and "APPENDIX A—Financial Statements of the District." The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2025.

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

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

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of 10 days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the District or other obligated person within the meaning of SEC Rule 15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order make any provision for debt service reserves or liquidity enhancement. The term "financial obligation" when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term "financial obligation" does not include municipal securities for which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information

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

Limitations and Amendments

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

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

Compliance with Prior Undertakings

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

OFFICIAL STATEMENT

Preparation

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

Experts

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

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

Tax Assessor/Collector and Appraisal District: The information contained in this Official Statement relating to principal taxpayers and tax collection rates and the certified assessed valuation of property within the District and, in particular such information contained in the sections captioned "TAX DATA" has been provided by the

Assessments of the Southwest, Inc. and the Appraisal District, in reliance upon their authority as experts in appraising and tax assessing.

Certification as to Official Statement

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

Updating of Official Statement

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

CONCLUDING STATEMENT

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

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

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

ATTEST:

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

APPENDIX A

FINANCIAL STATEMENT OF THE DISTRICT

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182

FORT BEND COUNTY, TEXAS

FINANCIAL REPORT

June 30, 2024

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McGRATH & CO., PLLC
Certified Public Accountants
2900 North Loop West, Suite 880
Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Fort Bend County Municipal Utility District No. 182
Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 182 (the "District"), as of and for the year ended June 30, 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 Fort Bend County Municipal Utility District No. 182, as of June 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.

Emphasis of Matter

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Board of Directors
Fort Bend County Municipal Utility District No. 182
Fort Bend County, Texas

Required Supplementary Information

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

Supplementary Information

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

McGrath & Co, PLLC

Houston, Texas
November 4, 2024

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Management's Discussion and Analysis

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Using this Annual Report

Within this section of the financial report of Fort Bend County Municipal Utility District No. 182 (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 June 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.

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 June 30, 2024, was negative $70,548,924. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Fort Bend County. A comparative summary of the District's overall financial position, as of June 30, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	$ 26,681,271	$ 19,325,284
Capital assets	125,640,743	106,641,174
Total assets	152,322,014	125,966,458
Current liabilities	8,457,553	7,918,060
Long-term liabilities	214,413,385	184,239,314
Total liabilities	222,870,938	192,157,374
Net position		
Net investment in capital assets	(27,380,375)	(21,931,355)
Restricted	9,100,322	6,913,947
Unrestricted	(52,268,871)	(51,173,508)
Total net position	$ (70,548,924)	$ (66,190,916)

During the current fiscal year, the District implemented GASB Implementation Guide ("GASBIG") 2021-1, Question 5.1, which requires the capitalization of a group of individual assets that are below the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. In accordance with this standard, the District recognized, as infrastructure capital assets, water meters that were previously expensed in prior fiscal years, net of related accumulated depreciation, as of the beginning of the current fiscal year. Prior year data has not been restated to include values for these infrastructure assets and, as a result, the presentation of prior year data as it relates to these assets is not consistent with the current year presentation (see Notes 3 and 6).

The total net position of the District decreased during the current fiscal year by $5,224,218. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2024	2023
Revenues		
Water and sewer service	$ 4,683,253	$ 4,420,443
Property taxes, penalties and interest	13,597,815	11,351,172
Tap connection and inspection	198,498	382,317
Other	2,333,073	1,377,781
Total revenues	20,812,639	17,531,713
Expenses		
Current service operations	8,319,668	7,721,677
Debt interest and fees	5,197,109	3,582,853
Developer interest	5,143,514	6,080,164
Debt issuance costs	2,644,671	2,318,493
Depreciation	3,094,825	2,362,179
Total expenses	24,399,787	22,065,366
Change in net position before other item	(3,587,148)	(4,533,653)
Other item		
Transfers to other governments	(1,637,070)	(8,914,439)
Change in net position	(5,224,218)	(13,448,092)
Net position, beginning of year (2024 restated)	(65,324,706)	(52,742,824)
Net position, end of year	$ (70,548,924)	$ (66,190,916)

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

Financial Analysis of the District's Funds

The District's combined fund balances, as of June 30, 2024, were $24,428,299, which consists of $8,660,650 in the General Fund, $10,611,178 in the Debt Service Fund, and $5,156,471 in the Capital Projects Fund.

General Fund

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

	2024	2023
Total assets	$ 10,209,184	$ 9,106,556
Total liabilities	$ 1,471,105	$ 1,470,732
Total deferred inflows	77,429	46,259
Total fund balance	8,660,650	7,589,565
Total liabilities, deferred inflows and fund balance	$ 10,209,184	$ 9,106,556

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

	2024	2023
Total revenues	$ 9,840,192	$ 8,827,205
Total expenditures	(8,769,107)	(8,024,825)
Revenues over expenditures	$ 1,071,085	$ 802,380

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

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

Debt Service Fund

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

	2024	2023
Total assets	$ 10,926,128	$ 8,153,435
Total liabilities	$ 28,504	$ 17,967
Total deferred inflows	286,446	143,129
Total fund balance	10,611,178	7,992,339
Total liabilities, deferred inflows and fund balance	$ 10,926,128	$ 8,153,435

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

	2024	2023
Total revenues	$ 10,537,723	$ 8,612,333
Total expenditures	(7,918,884)	(5,716,419)
Revenues over expenditures	$ 2,618,839	$ 2,895,914

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

Capital Projects Fund

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

	2024	2023
Total assets	$ 5,545,959	$ 2,065,293
Total liabilities	$ 389,488	$ 1,380,628
Total fund balance	5,156,471	684,665
Total liabilities and fund balance	$ 5,545,959	$ 2,065,293

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

	2024	2023
Total revenues	$ 260,235	$ 102,246
Total expenditures	(36,538,429)	(43,088,107)
Revenues under expenditures	(36,278,194)	(42,985,861)
Other changes in fund balance	40,750,000	37,760,000
Net change in fund balance	$ 4,471,806	$ (5,225,861)

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2023 Unlimited Tax Bonds and Series 2023 Unlimited Tax Road Bonds in the current year and the sale of its Series 2022 Unlimited Tax Road Bonds in the prior year.

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was $400,988 greater than budgeted. The *Budgetary Comparison Schedule* on page 44 of this report provides variance information per financial statement line item.

Capital Assets

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

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

	2024	2023
Capital assets not being depreciated		
Land and improvements	$ 29,074,745	$ 26,614,213
Drainage impact fees	240,000	240,000
Construction in progress	51,928	4,555,439
	29,366,673	31,409,652
Capital assets being depreciated/amortized		
Water, sewer and drainage systems	104,981,863	80,750,497
Other facilities	523,170	523,170
Landscaping improvements	3,081,635	2,974,191
Right to use lease - wastewater treatment plant	2,506,208	2,506,208
	111,092,876	86,754,066
Less accumulated depreciation/amortization		
Water, sewer and drainage systems	(12,407,256)	(9,901,173)
Other facilities	(134,523)	(119,576)
Landscaping improvements	(1,126,302)	(923,390)
Right to use lease - wastewater treatment plant	(1,150,725)	(578,405)
	(14,818,806)	(11,522,544)
Depreciable capital assets, net	96,274,070	75,231,522
Capital assets, net	$ 125,640,743	$ 106,641,174

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

Capital asset additions during the current year include the following:

- Wastewater Treatment Plant Phase 4 and Lift Station No. 7
- Tamarron Section 54 – utilities
- Tamarron Phase 8 detention and grading
- South Harrison improvements – utilities
- Tamarron Botticelli Drive Street dedication – utilities
- Tamarron Section 37 – utilities and recreation
- Water meters

The District's construction in progress is for the construction of Wastewater Treatment Plant Phase No. 5.

Additionally, Fort Bend County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developers are reimbursed. For the year ended June 30, 2024, capital assets in the amount of $1,637,070 have been recorded as transfers to other governments in the government-wide statements.

Lease Obligations

The District has entered into various equipment lease obligations for interim wastewater treatment plants. The District recognized right-to-use leased assets and lease obligations in the amount of $2,506,208 for these leases. The balance due for the leases as of June 30, 2024, was $1,429,065. See Note 8 for additional information.

Long-Term Debt and Related Liabilities

As of June 30, 2024, the District owes approximately $64,979,878 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of $11,896,568 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

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

Series	2024	2023
2016	$ 13,020,000	$ 13,495,000
2017 Road	4,825,000	4,990,000
2018	8,280,000	8,550,000
2019	13,170,000	13,590,000
2020	10,495,000	10,850,000
2021	21,790,000	22,465,000
2021 Road	3,810,000	3,930,000
2022 Road	36,955,000	37,760,000
2023	20,250,000	
2023 Road	20,500,000	
	$ 153,095,000	$ 115,630,000

During the current year, the District issued $20,250,000 in unlimited tax bonds and $20,500,000 in unlimited tax road bonds. At June 30, 2024, the District had $224,950,000 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 $480,450,000 for the refunding of such bonds; $34,450,000 for parks and recreational facilities and $51,675,000 for the refunding of such bonds; and $65,240,000 for road improvements and $199,950,000 for 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 water/sewer services and the projected cost of operating the District and providing services to customers. A comparison of next year's budget to current year actual amounts for the General Fund is as follows:

	2024 Actual	2025 Budget
Total revenues	$ 9,840,192	$ 9,181,639
Total expenditures	(8,769,107)	(8,338,828)
Revenues over expenditures	1,071,085	842,811
Beginning fund balance	7,589,565	8,660,650
Ending fund balance	$ 8,660,650	$ 9,503,461

Property Taxes

The District's property tax base increased approximately $86,774,000 for the 2024 tax year from $1,258,236,441 to $1,345,010,295. This increase was primarily due to new construction in the District and increased property values. For the 2024 tax year, the District has levied a maintenance tax rate of $0.20 per $100 of assessed value; a water, sewer and drainage debt service tax rate of $0.545 per $100 of assessed value; and a road debt service tax rate of $0.325 per $100 of assessed value, for a total combined tax rate of $1.07 per $100. Tax rates for the 2023 tax year were $0.255 per $100 for maintenance and operations; $0.445 per $100 for water, sewer and drainage debt service and $0.37 per $100 for road debt service for a combined total of $1.07 per $100 of assessed value.

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Basic Financial Statements

Fort Bend County Municipal Utility District No. 182
Statement of Net Position and Governmental Funds Balance Sheet
June 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Cash	$ 431,883	$ 108,754	$ 122,916	$ 663,553
Investments	8,699,696	10,535,790	5,415,723	24,651,209
Taxes receivable	77,429	286,446		363,875
Customer service receivables, net	508,450			508,450
Internal balances	3,965	(4,862)	897	
Other receivables	347,319		6,423	353,742
Prepaid items	140,442			140,442
Capital assets not being depreciated				
Capital assets, net				
Total Assets	$ 10,209,184	$ 10,926,128	$ 5,545,959	$ 26,681,271
Liabilities				
Accounts payable	$ 928,226	$ -	$ 389,488	$ 1,317,714
Other payables	6,254	28,504		34,758
Customer deposits	536,625			536,625
Accrued interest payable				
Due to developers				
Lease obligations				
Due within one year				
Due after one year				
Long-term debt				
Due within one year				
Due after one year				
Total Liabilities	1,471,105	28,504	389,488	1,889,097
Deferred Inflows of Resources				
Deferred property taxes	77,429	286,446		363,875
Fund Balances/Net Position				
Fund Balances				
Nonspendable	140,442			140,442
Restricted		10,611,178	5,156,471	15,767,649
Unassigned	8,520,208			8,520,208
Total Fund Balances	8,660,650	10,611,178	5,156,471	24,428,299
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 10,209,184	$ 10,926,128	$ 5,545,959	$ 26,681,271
Net Position				
Net investment in capital assets				
Restricted for debt service				
Unrestricted				
Total Net Position				

See notes to basic financial statements.

Adjustments	Statement of Net Position
$ -	$ 663,553
	24,651,209
	363,875
	508,450
	353,742
	140,442
29,366,673	29,366,673
96,274,070	96,274,070
125,640,743	152,322,014
	1,317,714
	34,758
	536,625
1,797,302	1,797,302
64,979,878	64,979,878
391,154	391,154
1,037,911	1,037,911
4,380,000	4,380,000
148,395,596	148,395,596
220,981,841	222,870,938
(363,875)	
(140,442)	
(15,767,649)	
(8,520,208)	
(24,428,299)	
(27,380,375)	(27,380,375)
9,100,322	9,100,322
(52,268,871)	(52,268,871)
$ (70,548,924)	$ (70,548,924)

Fort Bend County Municipal Utility District No. 182
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended June 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues				
Water service	$ 1,010,162	$ -	$ -	$ 1,010,162
Sewer service	1,654,831			1,654,831
Property taxes	3,171,326	10,121,142		13,292,468
Penalties and interest	63,963	66,895		130,858
Regional water authority fees	2,018,260			2,018,260
Tap connection and inspection	198,498			198,498
Joint facility billings	1,106,476			1,106,476
Miscellaneous	222,140			222,140
Investment earnings	394,536	349,686	260,235	1,004,457
Total Revenues	9,840,192	10,537,723	260,235	20,638,150
Expenditures/Expenses				
Current service operations				
Professional fees	406,038		168,845	574,883
Contracted services	1,512,291	160,707		1,672,998
Repairs and maintenance	2,511,365			2,511,365
Utilities	452,372			452,372
Regional water authority fees	2,800,844			2,800,844
Administrative	185,724	8,062		193,786
Other		20		20
Lease payments	113,400			113,400
Capital outlay	106,373		28,581,399	28,687,772
Debt service				
Principal		3,285,000		3,285,000
Interest and fees		4,465,095		4,465,095
Developer interest			5,143,514	5,143,514
Debt issuance costs			2,644,671	2,644,671
Lease - principal	542,212			542,212
Lease - interest	138,488			138,488
Depreciation				
Total Expenditures/Expenses	8,769,107	7,918,884	36,538,429	53,226,420
Revenues Over/(Under) Expenditures/Expenses	1,071,085	2,618,839	(36,278,194)	(32,588,270)
Other Financing Sources				
Proceeds from sale of bonds			40,750,000	40,750,000
Other Item				
Transfers to other governments				
Net Change in Fund Balances	1,071,085	2,618,839	4,471,806	8,161,730
Change in Net Position				
Fund Balance/Net Position				
Beginning of the year	7,589,565	7,992,339	684,665	16,266,569
End of the year	$ 8,660,650	$ 10,611,178	$ 5,156,471	$ 24,428,299

See notes to basic financial statements.

Adjustments	Statement of Activities
$ -	$ 1,010,162
	1,654,831
148,088	13,440,556
26,401	157,259
	2,018,260
	198,498
	1,106,476
	222,140
	1,004,457
174,489	20,812,639
	574,883
	1,672,998
	2,511,365
	452,372
	2,800,844
	193,786
	20
	113,400
(28,687,772)	
(3,285,000)	
593,526	5,058,621
	5,143,514
	2,644,671
(542,212)	
	138,488
3,094,825	3,094,825
(28,826,633)	24,399,787
29,001,122	(3,587,148)
(40,750,000)	
(1,637,070)	(1,637,070)
(8,161,730)	
(5,224,218)	(5,224,218)
(81,591,275)	(65,324,706)
$ (94,977,223)	$ (70,548,924)

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of Fort Bend County Municipal Utility District No. 182 (the "District") conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB"). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality dated March 16, 2006, and operates in accordance with Section 52, Article III and Section 59, Article XVI of the Texas Constitution and the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on August 8, 2006 and the first bonds were issued on June 23, 2016.

The District's primary activities include construction, maintenance and operation of water, sewer and drainage, parks and recreational facilities. As further discussed in Note 11, the District is responsible for the construction of certain road facilities within the boundaries of the District, which are considered capital assets of Fort Bend County. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

Note 1 – Summary of Significant Accounting Policies (continued)

Government-Wide and Fund Financial Statements (continued)

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

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

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

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

Measurement Focus and Basis of Accounting

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

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

Note 1 – Summary of Significant Accounting Policies (continued)

Measurement Focus and Basis of Accounting (continued)

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

Use of Restricted Resources

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

Prepaid Items

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At June 30, 2024, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

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

Interfund Activity

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

Note 1 – Summary of Significant Accounting Policies (continued)

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 of $50,000 or more 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 are not capitalized. Capital assets are recorded at historical cost or estimated historical cost. Right-to-use leased assets are valued at the present value of lease payments. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

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

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

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

Deferred Inflows and Outflows of Financial Resources

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

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

Net Position – Governmental Activities

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

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

Note 1 – Summary of Significant Accounting Policies (continued)

Net Position – Governmental Activities (continued)

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

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

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

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Note 1 – Summary of Significant Accounting Policies (continued)

Use of Estimates

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

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balances, governmental funds		$ 24,428,299
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds. They are, however, reported in the *Statement of Net Position.*		
Historical cost	$ 140,459,549	
Less accumulated depreciation	(14,818,806)	
Change due to capital assets		125,640,743
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. They are, however, reported in the *Statement of Net Position.*		
Lease obligations	(1,429,065)	
Bonds payable, net	(152,775,596)	
Interest payable on bonds	(1,797,302)	
Due to developer	(64,979,878)	
Change due to long-term liabilities		(220,981,841)
Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.		363,875
Total net position - governmental activities		$ (70,548,924)

Note 2 – Adjustment from Governmental to Government-wide Basis (continued)

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		$ 8,161,730
Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and penalties and interest.		174,489
Governmental funds report capital outlays for developer reimbursements and construction costs as expenditures in the funds; however, in the *Statement of Activities,* the cost of capital assets is charged to expense over the estimated useful life of the asset.		
Capital outlays	$ 28,687,772	
Depreciation/amortization expense	(3,094,825)	
		25,592,947
Governmental funds report the principal portion of lease payments as expenditures in the funds; however, in the *Statement of Net Position*, these payments are recorded as a reduction to the long-term lease liability.		542,212
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.		
Issuance of long-term debt	(40,750,000)	
Principal payments	3,285,000	
Interest expense accrual	(593,526)	
		(38,058,526)
Road facilities constructed by the District are capital assets of Fort Bend County. Since these improvements are funded by the developer, financial resources are not expended in the fund financial statements; however, in the *Statement of Activities*, these amounts are reported as transfers to other governments.		(1,637,070)
Change in net position of governmental activities		$ (5,224,218)

Note 3 – Implementation of New Accounting Guidance

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

GASBIG 2021-1, Question 5.1 is required to be retroactively implemented, which means the District is required to record the acquisition of water meters that were expensed in previous fiscal years as infrastructure capital assets and to record the related accumulated depreciation at the beginning of the current fiscal year. Accordingly, the District has recorded a prior period adjustment to recognize $866,210 in depreciable capital assets, which were measured at net book value (i.e., cost less accumulated depreciation) as of the beginning of the current fiscal year and increased its beginning net position by the same amount. Prior year amounts in the Management's Discussion and Analysis and supplementary schedules were not restated.

The effect of the implementation of the new accounting guidance on the District's beginning net position is as follows:

Beginning Net Position, as report	$ 66,190,916
Change due to implementation of new accounting guidance	(866,210)
Beginning Net Position, as restated	$ 65,324,706

Note 4 – Deposits and Investments

Deposit Custodial Credit Risk

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

Note 4 – Deposits and Investments (continued)

Investments

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

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

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

Type	Fund	Carrying Value	Percentage of Total	Rating	Weighted Average Maturity
Certificates of deposit	General	$ 460,000	2%	N/A	N/A
TexSTAR	General	8,239,696			
	Debt Service	10,535,790			
	Capital Projects	5,415,723			
		24,191,209	98%	AAAm	34 days
Total		$ 24,651,209	100%		

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

TexSTAR

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

Note 4 – Deposits and Investments (continued)

TexSTAR (continued)

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

Investment Credit and Interest Rate Risk

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

Note 5 – Interfund Balances and Transactions

Amounts due to/from other funds at June 30, 2024, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	$ 4,862	Maintenance tax collections not remitted as of year end
Capital Projects Fund	General Fund	897	Over reimbursement of bond application fees

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

Note 6 – Capital Assets

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

	Beginning Balances	Increases/ Decreases	Ending Balances
Capital assets not being depreciated			
Land and improvements	$ 26,614,213	$ 2,460,532	$ 29,074,745
Drainage impact fees	240,000		240,000
Construction in progress	4,555,439	(4,503,511)	51,928
	31,409,652	(2,042,979)	29,366,673
Capital assets being depreciated			
Water, sewer and drainage systems	81,818,144	23,163,719	104,981,863
Other facilities	523,170		523,170
Landscaping improvements	2,974,191	107,444	3,081,635
Right to use lease - wastewater treatment plant	2,506,208		2,506,208
	87,821,713	23,271,163	111,092,876
Less accumulated depreciation			
Water, sewer and drainage systems	(10,102,610)	(2,304,646)	(12,407,256)
Other facilities	(119,576)	(14,947)	(134,523)
Landscaping improvements	(923,390)	(202,912)	(1,126,302)
Right to use lease - wastewater treatment plant	(578,405)	(572,320)	(1,150,725)
	(11,723,981)	(3,094,825)	(14,818,806)
Subtotal depreciable capital assets, net	76,097,732	20,176,338	96,274,070
Capital assets, net	$ 107,507,384	$ 18,133,359	$ 125,640,743

Depreciation/amortization expense for the current fiscal year was $3,094,825.

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

The District has contractual commitments for construction projects as follows:

	Contract Amount	Paid to Date	Amount Remaining
Wastewater Treatment Plant Phase 5	$ 14,091,400	$ -	$ 14,091,400

Note 7 – Due to Developers

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

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

Due to developers, beginning of year	$	70,802,397
Developer funded construction and adjustments		21,633,356
Developer reimbursements		(27,455,875)
Due to developers, end of year	$	64,979,878

In addition, the District will owe the developers approximately $11,896,568, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District's auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

		Contract Amount	Percentage Completed
Tamarron Parkway Phase 5 - utilities	$	6,275,693	82%
Tamarron Parkway Phase 5 - paving		2,681,000	0%
Detention and grading Phase 9		2,939,875	97%
	$	11,896,568	

Note 8 – Lease Obligations

The District has entered into multiple equipment lease agreements for interim wastewater treatment plants. The terms of certain of these leases resulted in the recognition of right-to-use leased assets and lease obligations in the government-wide statements measured at the present value of future lease payments. See Note 12 for discussion of leases that did not result in the recognition of assets and liabilities.

Note 8 – Lease Obligations (continued)

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

Description	Gallons Per Day	Effective Date	Term	Interest Rate	Annual Payment	Original Liability	Remaining Balance
WWTP							
Phase 2	150k	5/1/2019	5 years	8.5%	$ 78,000	$ 234,947	$ -
Phase 3	300k	11/1/2019	5 years	8.5%	169,200	489,642	55,415
Phase 4	300k	3/1/2023	5 years	8.0%	433,500	1,781,619	1,373,650
Totals					$ 680,700	$ 2,506,208	$ 1,429,065

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

Year	Principal	Interest	Total
2025	$ 391,154	$ 98,746	$ 489,900
2026	363,604	69,896	433,500
2027	393,785	39,715	433,500
2028	280,522	8,477	288,999
	$ 1,429,065	$ 216,834	$ 1,645,899
Due within one year	$ 391,154	$ 98,746	$ 489,900

All leases contain standard lease terms that state that the leases shall automatically be extended on a month-to month basis after the initial term of the lease, unless otherwise terminated. During the current year, the District paid the remaining balance due under the initial term of the WWTP, Phase 2 lease and exercised the option to extend the lease on a month-to-month basis.

The District is responsible for all ordinary expenses related to repairing and maintaining the equipment under all leases. Additionally, all leases required the pre-payment of the last month's lease payment, which is included with lease payments for July 2024 in Prepaid items on the *Balance Sheet* and *Statement of Net Position*.

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

Description	Annual Payment	Principal	Interest
WWTP			
Phase 2	$ 78,000	$ 75,047	$ 2,953
Phase 3	169,200	157,159	12,041
Phase 4	433,500	310,006	123,494
Totals	$ 680,700	$ 542,212	$ 138,488

The District reports an additional $113,400 in lease payments that are not subject to principal and interest allocation (see Note 12).

Note 9 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	$ 153,095,000
Unamortized discounts	(319,404)
	$ 152,775,596
Due within one year	$ 4,380,000

The District's bonds payable at June 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
2016	$ 13,020,000	$ 15,970,000	3.00% - 4.00%	September 1, 2017 - 2041	September 1, March 1	September 1, 2024
2017 Road	4,825,000	5,725,000	2.00% - 4.50%	September 1, 2018 - 2042	September 1, March 1	September 1, 2025
2018	8,280,000	9,525,000	2.25% - 3.75%	September 1, 2019 - 2043	September 1, March 1	September 1, 2023
2019	13,170,000	14,765,000	2.00% - 2.75%	September 1, 2020 - 2044	September 1, March 1	September 1, 2024
2020	10,495,000	11,540,000	2.00% - 3.50%	September 1, 2021 - 2045	September 1, March 1	September 1, 2025
2021	21,790,000	23,300,000	1.00% - 3.00%	September 1, 2022 - 2046	September 1, March 1	September 1, 2026
2021 Road	3,810,000	4,075,000	1.00% - 3.00%	September 1, 2022 - 2046	September 1, March 1	September 1, 2026
2022 Road	36,955,000	37,760,000	2.75% - 5.25%	September 1, 2023 - 2047	September 1, March 1	August 1, 2029
2023	20,250,000	20,250,000	4.00% - 6.00%	September 1, 2024 - 2048	September 1, March 1	September 1, 2029
2023 Road	20,500,000	20,500,000	4.00% - 6.00%	September 1, 2024 - 2048	September 1, March 1	September 1, 2029
	$ 153,095,000					

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

Note 9 – Long-Term Debt (continued)

At June 30, 2024, the District had authorized but unissued bonds in the amount of $224,950,000 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 $480,450,000 for the refunding of such bonds; $34,450,000 for parks and recreational facilities and $51,675,000 for the refunding of such bonds; $65,240,000 for road improvements and $199,950,000 for the refunding of such bonds.

On September 7, 2023, the District issued its $20,250,000 Series 2023 Unlimited Tax Bonds at a net effective interest rate of 4.600513%. Proceeds of the bonds were used 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; and to pay developer interest at the net effective interest rate of the bonds.

Additionally, on September 7, 2023, the District issued its $20,500,000 Series 2023 Unlimited Tax Road Bonds at a net effective interest rate of 4.595495%. Proceeds of the bonds were used 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; and to pay developer interest at the net effective interest rate of the bonds.

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

Bonds payable, beginning of year	$	115,630,000
Bonds issued		40,750,000
Bonds retired		(3,285,000)
Bonds payable, end of year	$	153,095,000

Note 9 – Long-Term Debt (continued)

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

Year	Principal	Interest	Totals
2025	$ 4,380,000	$ 5,262,443	$ 9,642,443
2026	4,540,000	5,087,525	9,627,525
2027	4,710,000	4,909,507	9,619,507
2028	4,890,000	4,739,337	9,629,337
2029	5,075,000	4,571,486	9,646,486
2030	5,265,000	4,389,662	9,654,662
2031	5,470,000	4,198,015	9,668,015
2032	5,690,000	4,006,230	9,696,230
2033	5,905,000	3,810,923	9,715,923
2034	6,130,000	3,608,280	9,738,280
2035	6,365,000	3,396,172	9,761,172
2036	6,610,000	3,173,852	9,783,852
2037	6,870,000	2,940,045	9,810,045
2038	7,135,000	2,701,364	9,836,364
2039	7,405,000	2,457,304	9,862,304
2040	7,690,000	2,200,194	9,890,194
2041	7,990,000	1,930,054	9,920,054
2042	8,300,000	1,647,119	9,947,119
2043	7,585,000	1,367,471	8,952,471
2044	7,505,000	1,097,823	8,602,823
2045	7,185,000	847,889	8,032,889
2046	6,575,000	623,838	7,198,838
2047	6,200,000	408,469	6,608,469
2048	4,935,000	211,395	5,146,395
2049	2,690,000	60,526	2,750,526
	$ 153,095,000	$ 69,646,916	$ 222,741,916

Note 10 – Property Taxes

On May 21, 2007, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to $1.50 per $100 of assessed value. On May 14, 2014, additional taxes limited to $1.50 per $100 assessed value for use in financing road facilities and $0.10 per $100 of assessed value for use in financing park and recreational facilities were authorized. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

Note 10 – Property Taxes (continued)

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

Property taxes are collected based on rates adopted in the year of the levy. The District's 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of $1.07 per $100 of assessed value, of which $0.255 was allocated to maintenance and operations; $0.445 was allocated to water, sewer and drainage debt service; and $0.37 was allocated to road debt service. The resulting tax levy was $13,463,130 on the adjusted taxable value of $1,258,236,441.

Property taxes receivable, at June 30, 2024, consisted of the following:

Current year taxes receivable	$	257,198
Prior years taxes receivable		52,149
		309,347
Penalty and interest receivable		54,528
Property taxes receivable	$	363,875

Note 11 – Transfers to Other Governments

Fort Bend County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Fort Bend County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended June 30, 2024, the District recorded transfers to other governments in the amount of $1,637,070 for road facilities constructed by a developer within the District.

Note 12 – Lease Agreement

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

On January 8, 2018, the District entered into a operating lease agreement for a temporary 150,000 gallons per day wastewater treatment plant ("Phase II"). The initial term of this 60-month expired on April 2024. The lease is currently on a month-to-month basis. Accordingly, the District does not have an associated lease obligation because the payments are month to month. Monthly payments for the lease are $5,700 with a total cost for the current fiscal year of $11,400.

Note 12 – Lease Agreement (continued)

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

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

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

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

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

Joint Water Plant

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

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

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

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

Interim Water Supply Agreement

On November 7, 2022, the District and MUD 188 entered into an agreement for the District to supply water to MUD 188 on an interim basis to serve 600 ESFCs until MUD 188 completes construction of water plant facilities to serve the area within its boundaries. Under the agreement, MUD 188 must pay the District $1.00 per 1,000 gallons (which covers capital costs and operation and maintenance expenses) plus any regulatory fees payable by the District.

Joint Wastewater Treatment Plant

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

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

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

Lease Agreement for Wastewater Treatment Capacity

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

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

On May 1, 2023, the District, MUD 188 and MUD 222 entered into an agreement for which the District and MUD 188 agree to receive wastewater generated within the boundaries of MUD 222. Under the agreement, MUD 222 will pay monthly (1) capital payments in the amount of $27.10 per occupied equivalent single-family connection and (2) it's pro rata share of operational expenses (as defined in the Joint Wastewater Plant Agreement). On May 1, 2024, the District, MUD 188, and MUD 222 amended the agreement to extend the term of the agreement to October 1, 2024.

During the current year, the District received $654,380 in purchased water revenues and $452,096 in purchased sewer revenues in connection with these agreements.

Note 14 – Risk Management

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

Note 15 – Subsequent Event

On September 19, 2024, the District issued its $26,360,000 Series 2024 Unlimited Tax Bonds at a net effective rate of 4.163523%. Proceeds from the bonds were used to reimburse the District's developers for infrastructure improvements in the District.

Required Supplementary Information

Fort Bend County Municipal Utility District No. 182
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended June 30, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Water service	$ 1,176,000	$ 1,010,162	$ (165,838)
Sewer service	1,486,000	1,654,831	168,831
Property taxes	2,880,106	3,171,326	291,220
Penalties and interest	51,000	63,963	12,963
Regional water authority fees	2,127,000	2,018,260	(108,740)
Tap connection and inspection	420,000	198,498	(221,502)
Purchased services	277,075	1,106,476	829,401
Miscellaneous	200	222,140	221,940
Investment earnings	230,000	394,536	164,536
Total Revenues	8,647,381	9,840,192	1,192,811
Expenditures			
Current service operations			
Purchased services	589,000		589,000
Professional fees	265,500	406,038	(140,538)
Contracted services	1,158,898	1,512,291	(353,393)
Repairs and maintenance	2,001,000	2,511,365	(510,365)
Utilities	168,500	452,372	(283,872)
Regional water authority fees	2,650,000	2,800,844	(150,844)
Administrative	161,086	185,724	(24,638)
Other	5,000		5,000
Lease	798,300	113,400	684,900
Capital outlay	180,000	106,373	73,627
Debt service			
Lease - principal		542,212	(542,212)
Lease - interest		138,488	(138,488)
Total Expenditures	7,977,284	8,769,107	(791,823)
Revenues Over Expenditures	670,097	1,071,085	400,988
Fund Balance			
Beginning of the year	7,589,565	7,589,565	
End of the year	$ 8,259,662	$ 8,660,650	$ 400,988

Budgets and Budgetary Accounting

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

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Texas Supplementary Information

Fort Bend County Municipal Utility District No. 182
TSI-1. Services and Rates
June 30, 2024

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

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

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

[ ] Other (Specify): ______________________

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y/N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels		
Water:	$ 18.00	10,000	N	$ 1.20	10,001	to	15,000
				$ 1.50	15,001	to	20,000
				$ 1.75	20,001	to	25,000
				$ 2.00	25,001		no limit
Wastewater:	$ 33.52	N	Y			to	
Surcharge:	$ 5.01	N	N	$ 5.01	1	to	no limit

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

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

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	3,218	3,168	x 1.0	3,168
1"	80	79	x 2.5	198
1.5"	1	1	x 5.0	5
2"	42	42	x 8.0	336
3"	1	1	x 15.0	15
4"	2	2	x 25.0	50
6"	2	2	x 50.0	100
8"			x 80.0	
10"			x 115.0	
Total Water	3,346	3,295		3,872
Total Wastewater	3,293	3,242	x 1.0	3,242

See accompanying auditor's report.

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

Gallons pumped into system:	606,997,000	Water Accountability Ratio: (Gallons billed / Gallons pumped)
Gallons billed to customers:	396,182,000	84.24%
*Gallons sold	115,151,000	

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

Does the District have Debt Service standby fees? Yes [ ] No [X]

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

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

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

5. Location of District:

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

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

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

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

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

Entirely [X] Partly [ ] Not at all [ ]

ETJs in which the District is located: City of Fulshear

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

If Yes, by whom? ______

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

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-2 General Fund Expenditures
For the Year Ended June 30, 2024

Professional fees		
Legal	$	69,666
Audit		29,500
Engineering		306,872
		406,038
Contracted services		
Bookkeeping		29,621
Operator		143,935
Sludge removal		247,837
Tap connection and inspection		56,767
Garbage		835,496
Security services		198,635
		1,512,291
Repairs and maintenance		2,511,365
Utilities		452,372
Regional water authority		2,800,844
Administrative		
Directors fees		14,459
Printing and office supplies		101,914
Insurance		44,444
Other		24,907
		185,724
Lease		113,400
Capital		
Capital outlay		106,373
Lease		
Principal		542,212
Interest		138,488
		680,700
Total expenditures	$	8,769,107

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-3. Investments
June 30, 2024

Fund	Interest Rate	Maturity Date	Balance at End of Year	Interest Receivable
General				
TexSTAR	Variable	N/A	$ 8,239,696	$ -
Certificates of deposit	5.39%	07/23/24	230,000	11,650
Certificates of deposit	5.25%	08/08/24	230,000	10,818
			8,699,696	22,468
Debt Service				
TexSTAR	Variable	N/A	4,515,723	
TexSTAR	Variable	N/A	6,020,067	
			10,535,790	
Capital Projects				
TexSTAR	Variable	N/A	173,424	
TexSTAR	Variable	N/A	1,107,187	
TexSTAR	Variable	N/A	4,135,112	
			5,415,723	
Total - All Funds			$ 24,651,209	$ 22,468

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-4. Taxes Levied and Receivable
June 30, 2024

	Maintenance Taxes	Debt Service Taxes	Debt Service Road Taxes	Totals
Taxes Receivable, Beginning of Year	$ 46,259	$ 66,850	$ 48,152	$ 161,261
Adjustments to Prior Year Tax Levy	(6,007)	(9,075)	(7,492)	(22,574)
Adjusted Receivable	40,252	57,775	40,660	138,687
2022 Original Tax Levy	3,192,508	5,571,239	4,632,266	13,396,013
Adjustments	15,995	27,913	23,209	67,117
Adjusted Tax Levy	3,208,503	5,599,152	4,655,475	13,463,130
Total to be accounted for	3,248,755	5,656,927	4,696,135	13,601,817
Tax collections:				
Current year	3,147,208	5,492,187	4,566,537	13,205,932
Prior years	24,118	35,667	26,753	86,538
Total Collections	3,171,326	5,527,854	4,593,290	13,292,470
Taxes Receivable, End of Year	$ 77,429	$ 129,073	$ 102,845	$ 309,347
Taxes Receivable, By Years				
2023	$ 61,295	$ 106,965	$ 88,938	$ 257,198
2022	9,420	14,446	12,876	36,742
2021	6,665	7,565	1,021	15,251
2020	49	97	10	156
Taxes Receivable, End of Year	$ 77,429	$ 129,073	$ 102,845	$ 309,347

	2023	2022	2021	2020
Property Valuations:				
Land	$ 180,816,692	$ 170,831,463	$ 139,647,517	$ 110,533,530
Improvements	1,201,268,141	869,394,865	518,821,298	329,335,784
Personal Property	4,223,489	2,399,890	2,076,500	760,150
Exemptions	(128,071,881)	(86,644,627)	(26,241,380)	(17,829,332)
Total Property Valuations	$ 1,258,236,441	$ 955,981,591	$ 634,303,935	$ 422,800,132
Tax Rates per $100 Valuation:				
Maintenance tax rates	$ 0.255	$ 0.30	$ 0.555	$ 0.395
Debt service WSD tax rates	0.445	0.46	0.630	0.790
Debt service road tax rates	0.370	0.41	0.085	0.085
Total Tax Rates per $100 Valuation	$ 1.070	$ 1.17	$ 1.270	$ 1.270
Adjusted Tax Levy	$ 13,463,130	$ 11,184,985	$ 8,055,660	$ 5,369,562
Percentage of Taxes Collected to Taxes Levied **	98.09%	99.67%	99.81%	100.00%

* Maximum Maintenance Tax Rate Approved by Voters: $1.50 on May 21, 2007
* Maximum Road Tax Rate Approved by Voters: $1.50 on May 14, 2014
* Maximum Park Tax Rate Approved by Voters: $0.10 on May 14, 2014
** Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2016--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 495,000	$ 402,919	$ 897,919
2026	520,000	385,219	905,219
2027	540,000	369,319	909,319
2028	565,000	352,744	917,744
2029	585,000	335,494	920,494
2030	610,000	317,569	927,569
2031	635,000	298,894	933,894
2032	665,000	279,394	944,394
2033	690,000	259,069	949,069
2034	720,000	237,919	957,919
2035	750,000	215,869	965,869
2036	785,000	192,353	977,353
2037	820,000	167,275	987,275
2038	855,000	141,103	996,103
2039	890,000	112,724	1,002,724
2040	925,000	82,096	1,007,096
2041	965,000	50,202	1,015,202
2042	1,005,000	16,958	1,021,958
	$ 13,020,000	$ 4,217,120	$ 17,237,120

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2017 Road--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 175,000	$ 156,069	$ 331,069
2026	180,000	152,294	332,294
2027	190,000	147,894	337,894
2028	195,000	142,594	337,594
2029	205,000	136,594	341,594
2030	210,000	130,369	340,369
2031	220,000	123,919	343,919
2032	230,000	116,881	346,881
2033	240,000	109,244	349,244
2034	250,000	101,281	351,281
2035	255,000	92,756	347,756
2036	270,000	83,569	353,569
2037	280,000	73,944	353,944
2038	290,000	63,969	353,969
2039	300,000	53,644	353,644
2040	315,000	42,684	357,684
2041	325,000	31,084	356,084
2042	340,000	19,031	359,031
2043	355,000	6,434	361,434
	$ 4,825,000	$ 1,784,254	$ 6,609,254

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2018--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 280,000	$ 282,942	$ 562,942
2026	290,000	275,244	565,244
2027	300,000	266,906	566,906
2028	315,000	257,831	572,831
2029	325,000	248,028	573,028
2030	340,000	237,425	577,425
2031	350,000	226,213	576,213
2032	365,000	214,594	579,594
2033	380,000	202,250	582,250
2034	395,000	188,925	583,925
2035	410,000	174,837	584,837
2036	430,000	160,137	590,137
2037	445,000	144,547	589,547
2038	465,000	128,054	593,054
2039	480,000	110,626	590,626
2040	500,000	92,251	592,251
2041	520,000	73,126	593,126
2042	540,000	53,251	593,251
2043	565,000	32,532	597,532
2044	585,000	10,969	595,969
	$ 8,280,000	$ 3,380,688	$ 11,660,688

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2019--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 435,000	$ 310,894	$ 745,894
2026	450,000	302,044	752,044
2027	465,000	292,894	757,894
2028	480,000	283,444	763,444
2029	500,000	273,644	773,644
2030	515,000	263,494	778,494
2031	535,000	252,994	787,994
2032	555,000	242,094	797,094
2033	575,000	230,434	805,434
2034	595,000	217,631	812,631
2035	615,000	203,634	818,634
2036	635,000	188,394	823,394
2037	655,000	172,269	827,269
2038	680,000	155,581	835,581
2039	705,000	138,269	843,269
2040	730,000	119,875	849,875
2041	755,000	100,384	855,384
2042	780,000	79,750	859,750
2043	810,000	57,888	867,888
2044	835,000	35,269	870,269
2045	865,000	11,894	876,894
	$ 13,170,000	$ 3,932,774	$ 17,102,774

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2020--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 365,000	$ 213,675	$ 578,675
2026	375,000	201,194	576,194
2027	380,000	191,300	571,300
2028	390,000	183,600	573,600
2029	400,000	175,700	575,700
2030	410,000	167,600	577,600
2031	420,000	159,300	579,300
2032	435,000	150,750	585,750
2033	445,000	141,950	586,950
2034	455,000	132,950	587,950
2035	465,000	123,750	588,750
2036	475,000	114,350	589,350
2037	490,000	104,700	594,700
2038	500,000	94,800	594,800
2039	515,000	84,650	599,650
2040	525,000	74,250	599,250
2041	540,000	63,600	603,600
2042	555,000	52,650	607,650
2043	570,000	41,400	611,400
2044	580,000	29,900	609,900
2045	595,000	18,150	613,150
2046	610,000	6,099	616,099
	$ 10,495,000	$ 2,526,318	$ 13,021,318

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2021--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 690,000	$ 479,825	$ 1,169,825
2026	710,000	458,825	1,168,825
2027	730,000	440,875	1,170,875
2028	750,000	429,825	1,179,825
2029	770,000	422,225	1,192,225
2030	790,000	413,438	1,203,438
2031	815,000	402,388	1,217,388
2032	835,000	387,925	1,222,925
2033	860,000	370,975	1,230,975
2034	885,000	353,525	1,238,525
2035	910,000	335,575	1,245,575
2036	930,000	317,175	1,247,175
2037	960,000	297,675	1,257,675
2038	985,000	276,394	1,261,394
2039	1,010,000	253,950	1,263,950
2040	1,040,000	230,237	1,270,237
2041	1,070,000	204,513	1,274,513
2042	1,095,000	177,450	1,272,450
2043	1,125,000	148,294	1,273,294
2044	1,160,000	116,875	1,276,875
2045	1,190,000	84,562	1,274,562
2046	1,225,000	51,356	1,276,356
2047	1,255,000	17,256	1,272,256
	$ 21,790,000	$ 6,671,138	$ 28,461,138

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2021 Road--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 120,000	$ 85,581	$ 205,581
2026	125,000	81,906	206,906
2027	130,000	78,081	208,081
2028	130,000	75,481	205,481
2029	135,000	74,156	209,156
2030	140,000	72,606	212,606
2031	145,000	70,644	215,644
2032	145,000	68,106	213,106
2033	150,000	65,156	215,156
2034	155,000	62,106	217,106
2035	160,000	58,956	218,956
2036	165,000	55,706	220,706
2037	170,000	52,144	222,144
2038	170,000	48,319	218,319
2039	175,000	44,328	219,328
2040	180,000	40,113	220,113
2041	185,000	35,663	220,663
2042	190,000	30,975	220,975
2043	195,000	25,919	220,919
2044	200,000	20,488	220,488
2045	210,000	14,850	224,850
2046	215,000	9,007	224,007
2047	220,000	3,025	223,025
	$ 3,810,000	$ 1,173,316	$ 4,983,316

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 925,000	$ 1,519,731	$ 2,444,731
2026	965,000	1,470,119	2,435,119
2027	1,005,000	1,418,406	2,423,406
2028	1,050,000	1,364,463	2,414,463
2029	1,090,000	1,308,288	2,398,288
2030	1,135,000	1,249,881	2,384,881
2031	1,185,000	1,188,981	2,373,981
2032	1,235,000	1,125,456	2,360,456
2033	1,285,000	1,060,913	2,345,913
2034	1,335,000	995,413	2,330,413
2035	1,395,000	927,163	2,322,163
2036	1,450,000	856,038	2,306,038
2037	1,510,000	782,038	2,292,038
2038	1,575,000	712,788	2,287,788
2039	1,640,000	648,488	2,288,488
2040	1,705,000	581,588	2,286,588
2041	1,775,000	511,988	2,286,988
2042	1,850,000	439,488	2,289,488
2043	1,930,000	363,888	2,293,888
2044	2,010,000	285,088	2,295,088
2045	2,090,000	216,150	2,306,150
2046	2,180,000	157,438	2,337,438
2047	2,270,000	96,250	2,366,250
2048	2,365,000	32,519	2,397,519
	$ 36,955,000	$ 19,312,556	$ 56,267,556

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2023--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 455,000	$ 896,363	$ 1,351,363
2026	460,000	871,187	1,331,187
2027	480,000	842,988	1,322,988
2028	505,000	815,962	1,320,962
2029	530,000	790,088	1,320,088
2030	555,000	760,187	1,315,187
2031	580,000	731,938	1,311,938
2032	610,000	708,137	1,318,137
2033	635,000	683,238	1,318,238
2034	665,000	657,237	1,322,237
2035	700,000	629,938	1,329,938
2036	730,000	601,337	1,331,337
2037	765,000	570,959	1,335,959
2038	800,000	538,681	1,338,681
2039	840,000	504,331	1,344,331
2040	880,000	467,781	1,347,781
2041	920,000	428,956	1,348,956
2042	965,000	387,722	1,352,722
2043	1,010,000	344,519	1,354,519
2044	1,060,000	298,575	1,358,575
2045	1,110,000	249,749	1,359,749
2046	1,165,000	198,563	1,363,563
2047	1,220,000	144,900	1,364,900
2048	1,275,000	88,763	1,363,763
2049	1,335,000	30,038	1,365,038
	$ 20,250,000	$ 13,242,137	$ 33,492,137

See accompanying auditor's report.

Fort Bend County Municipal Utility District No. 182
TSI-5. Long-Term Debt Service Requirements
Series 2023 Road--by Years
June 30, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 440,000	$ 914,444	$ 1,354,444
2026	465,000	889,493	1,354,493
2027	490,000	860,844	1,350,844
2028	510,000	833,393	1,343,393
2029	535,000	807,269	1,342,269
2030	560,000	777,093	1,337,093
2031	585,000	742,744	1,327,744
2032	615,000	712,893	1,327,893
2033	645,000	687,694	1,332,694
2034	675,000	661,293	1,336,293
2035	705,000	633,694	1,338,694
2036	740,000	604,793	1,344,793
2037	775,000	574,494	1,349,494
2038	815,000	541,675	1,356,675
2039	850,000	506,294	1,356,294
2040	890,000	469,319	1,359,319
2041	935,000	430,538	1,365,538
2042	980,000	389,844	1,369,844
2043	1,025,000	346,597	1,371,597
2044	1,075,000	300,659	1,375,659
2045	1,125,000	252,534	1,377,534
2046	1,180,000	201,375	1,381,375
2047	1,235,000	147,038	1,382,038
2048	1,295,000	90,113	1,385,113
2049	1,355,000	30,488	1,385,488
	$ 20,500,000	$ 13,406,615	$ 33,906,615

See accompanying auditor's report.

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

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	$ 4,380,000	$ 5,262,443	$ 9,642,443
2026	4,540,000	5,087,525	9,627,525
2027	4,710,000	4,909,507	9,619,507
2028	4,890,000	4,739,337	9,629,337
2029	5,075,000	4,571,486	9,646,486
2030	5,265,000	4,389,662	9,654,662
2031	5,470,000	4,198,015	9,668,015
2032	5,690,000	4,006,230	9,696,230
2033	5,905,000	3,810,923	9,715,923
2034	6,130,000	3,608,280	9,738,280
2035	6,365,000	3,396,172	9,761,172
2036	6,610,000	3,173,852	9,783,852
2037	6,870,000	2,940,045	9,810,045
2038	7,135,000	2,701,364	9,836,364
2039	7,405,000	2,457,304	9,862,304
2040	7,690,000	2,200,194	9,890,194
2041	7,990,000	1,930,054	9,920,054
2042	8,300,000	1,647,119	9,947,119
2043	7,585,000	1,367,471	8,952,471
2044	7,505,000	1,097,823	8,602,823
2045	7,185,000	847,889	8,032,889
2046	6,575,000	623,838	7,198,838
2047	6,200,000	408,469	6,608,469
2048	4,935,000	211,395	5,146,395
2049	2,690,000	60,526	2,750,526
	$ 153,095,000	$ 69,646,916	$ 222,741,916

See accompanying auditor's report.

TSI-6. Change in Long-Term Bonded Debt

June 30, 2024

	Bond Issue		
	Series 2016	Series 2017 Road	Series 2018
Interest rate	3.00% - 4.00%	2.00% - 4.50%	2.25% - 3.75%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/17 - 9/1/41	9/1/18 - 9/1/42	9/1/19 - 9/1/43
Beginning bonds outstanding	$ 13,495,000	$ 4,990,000	$ 8,550,000
Bonds issued			
Bonds retired	(475,000)	(165,000)	(270,000)
Ending bonds outstanding	$ 13,020,000	$ 4,825,000	$ 8,280,000
Interest paid during fiscal year	$ 422,319	$ 161,531	$ 290,027

Paying agent's name and city	
Series 2023 and 2023 Road	Zions Bancorporation, N.A., Houston, Texas
All other Series	Regions Bank, an Alabama banking corporation, Houston, Texas

Bond Authority:	System Bonds	Park Bonds	Road Bonds
Amount Authorized by Voters	$ 320,300,000	$ 34,450,000	$ 133,300,000
Amount Issued	(95,350,000)		(68,060,000)
Remaining To Be Issued	$ 224,950,000	$ 34,450,000	$ 65,240,000

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

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

Debt Service Fund cash and investment balances as of June 30, 2024:	$ 10,644,544
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 8,909,677

See accompanying auditor's report.

Bond Issue				
Series 2019	Series 2020	Series 2021	Series 2021 Road	Series 2022 Road
2.00% - 2.75%	2.00% - 3.50%	1.00% - 3.00%	1.00% - 3.00%	2.75% - 5.25%
9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
9/1/20 - 9/1/44	9/1/21 - 9/1/45	9/1/22 - 9/1/46	9/1/22 - 9/1/46	9/1/23 - 9/1/47
$ 13,590,000	$ 10,850,000	$ 22,465,000	$ 3,930,000	$ 37,760,000
(420,000)	(355,000)	(675,000)	(120,000)	(805,000)
$ 13,170,000	$ 10,495,000	$ 21,790,000	$ 3,810,000	$ 36,955,000
$ 319,444	$ 226,275	$ 500,300	$ 89,181	$ 1,565,144

	Bond Issue		
	Series 2023	Series 2023 Road	Totals
Interest rate	4.00% - 6.00%	4.00% - 6.00%	
Dates interest payable	9/1; 3/1	9/1; 3/1	
Maturity dates	9/1/24 - 9/1/48	9/1/24 - 9/1/48	
Beginning bonds outstanding	$ -	$ -	$ 115,630,000
Bonds issued	20,250,000	20,500,000	40,750,000
Bonds retired			(3,285,000)
Ending bonds outstanding	$ 20,250,000	$ 20,500,000	$ 153,095,000
Interest paid during fiscal year	$ 438,740	$ 447,298	$ 4,460,259

See accompanying auditor's report.

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

	Amounts				
	2024	2023	2022**	2021**	2020**
Revenues					
Water service	$ 1,010,162	$ 987,716	$ 926,299	$ 639,500	$ 434,223
Sewer service	1,654,831	1,520,522	1,301,524	941,574	604,420
Property taxes	3,171,326	2,891,007	3,461,082	1,675,726	1,844,320
Penalties and interest	63,963	53,902	53,110	44,444	39,944
Regional Water Authority fees	2,018,260	1,912,205	1,790,116	1,127,149	833,350
Tap connection and inspection	198,498	382,317	959,937	1,464,244	976,865
Purchased services	1,106,476	707,346			
Miscellaneous	222,140	108,328	97,905	95,438	9,796
Investment earnings	394,536	263,862	14,789	12,141	40,576
Total Revenues	9,840,192	8,827,205	8,604,762	6,000,216	4,783,494
Expenditures					
Current service operations					
Professional fees	406,038	177,127	233,509	349,132	454,834
Contracted services	1,512,291	1,590,859	1,422,761	956,199	524,804
Repairs and maintenance	2,511,365	2,890,230	1,992,240	1,664,660	1,670,322
Utilities	452,372	235,920	237,191	210,979	119,643
Regional Water Authority fees	2,800,844	2,410,786	1,840,570	1,157,686	791,447
Administrative	185,724	159,123	171,261	140,757	106,356
Other		126	587,670	5,141	4,411
Lease	113,400	102,000	102,000	364,800	322,480
Capital					
Capital outlay	106,373	51,354	214,659		68,550
Right-to-use leased asset			1,781,619		
Lease Obligations					
Lease - principal	542,212	325,693	209,237		
Lease - interest	138,488	81,607	53,563		
Total Expenditures	8,769,107	8,024,825	8,846,280	4,849,354	4,062,847
Revenues Over (Under) Expenditures	$ 1,071,085	$ 802,380	$ (241,518)	$ 1,150,862	$ 720,647
Total Active Retail Water Connections	3,295	3,190	3,109	2,650	1,871
Total Active Retail Wastewater Connections	3,242	3,141	3,067	2,620	1,840

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

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
10%	11%	11%	11%	9%
17%	17%	15%	16%	13%
32%	33%	40%	27%	39%
1%	1%	1%	1%	1%
21%	22%	21%	19%	17%
2%	4%	11%	24%	20%
11%	8%			
2%	1%	1%	2%	*
4%	3%	*	*	1%
100%	100%	100%	100%	100%
4%	2%	3%	6%	10%
15%	18%	17%	16%	11%
26%	33%	23%	28%	35%
5%	3%	3%	4%	3%
28%	27%	21%	19%	17%
2%	2%	2%	2%	2%
	*	7%	*	*
1%	1%	1%	6%	7%
1%	1%	2%		1%
		21%		
6%	4%	2%		
1%	1%	1%		
89%	92%	103%	81%	86%
11%	8%	(3%)	19%	14%

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

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	$ 10,121,142	$ 8,298,976	$ 4,469,247	$ 3,702,391	$ 2,479,089
Penalties and interest	66,895	117,358	40,786	28,005	23,669
Miscellaneous		240	1,240		50
Investment earnings	349,686	195,759	10,050	2,409	10,069
Total Revenues	10,537,723	8,612,333	4,521,323	3,732,805	2,512,877
Expenditures					
Tax collection services	168,789	139,406	85,788	79,407	64,971
Debt service					
Principal	3,285,000	2,600,000	1,580,000	1,190,000	780,000
Interest and fees	4,465,095	2,977,013	1,660,125	1,435,507	1,157,344
Total Expenditures	7,918,884	5,716,419	3,325,913	2,704,914	2,002,315
Revenues Over Expenditures	$ 2,618,839	$ 2,895,914	$ 1,195,410	$ 1,027,891	$ 510,562

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
96%	97%	99%	99%	98%
1%	1%	1%	1%	1%
	*	*		*
3%	2%	*	*	1%
100%	100%	100%	100%	100%
2%	2%	2%	2%	3%
31%	30%	35%	32%	31%
42%	35%	37%	38%	46%
75%	67%	74%	72%	80%
25%	33%	26%	28%	20%

Fort Bend County Municipal Utility District No. 182
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended June 30, 2024

Complete District Mailing Address:	9 Greenway Plaza, Suite 1000, Houston, Texas 77046-0905
District Business Telephone Number:	(713) 651-0111
Submission Date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	May 22, 2024
Limit on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution -- TWC Section 49.0600)	$ 7,200

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse-ments	Title at Year End
Board Members				
D. Scott Sullivan	05/22 - 05/26	$ 2,652	$ 278	President
Clay Brandenburg	05/24 - 05/28	2,652	238	Vice President
Jorge Garcia	05/22 - 05/26	2,802	365	Secretary
John LaRocca	05/24 - 05/28	663		Assistant Secretary
Hadier Shenewa	05/22 - 05/26	4,199	3,026	Assistant Secretary
Dara Sigloch	05/20 - 05/24	1,476	185	Former Director
Consultants		Paid		
Coats Rose P.C.	2006			Attorney
General legal fees		$ 58,310		
Bond counsel		473,548		
Delinquent tax attorney		20,507		
Si Environmental	2013	1,177,390		Operator
Myrtle Cruz, Inc.	2013	36,323		Bookkeeper
Assessments of the Southwest	2013	45,048		Tax Collector
Champions Hydro-Lawn, Inc.	2017	1,196,009		Drainage Consultant
Fort Bend Central Appraisal District	Legislation	94,908		Property Valuation
LJA Engineering	2013	520,922		Engineer
McGrath & Co., PLLC	2014	41,500		Auditor
Robert W. Baird & Co.	2015	817,690		Financial Advisor

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

See accompanying auditor's report.