

OFFICIAL STATEMENT DATED SEPTEMBER 10, 2024

**NEW ISSUE-BOOK-ENTRY-ONLY**      **RATINGS: Insured: S&P “AA” (Stable Outlook), Moody’s “A1” (Stable Outlook)**  
**Underlying Rating: Moody’s “A1”**  
**See “MUNICIPAL BOND RATINGS” and “BOND INSURANCE”**

*In the opinion of McCall, Parkhurst & Horton L.L.P., Bond Counsel to the Master District, interest on the Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, published rulings, and court decisions existing on the date thereof of such opinion, subject to the matters described under “TAX MATTERS” herein, including the alternative minimum tax on certain corporations.*

*THE MASTER DISTRICT HAS DESIGNATED THE BONDS AS QUALIFIED TAX-EXEMPT OBLIGATIONS. See “TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions” herein.*

**\$6,770,000**  
**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**  
**(A Political Subdivision of the State of Texas Located in Travis County, Texas)**

**Unlimited Contract Tax Bonds, Series 2024**

**Dated: September 26, 2024**

**Due: September 1, as shown on the inside cover page**

The bonds described above (the “Bonds”) and the Outstanding Contract Bonds (as herein defined) are limited obligations of Travis County Municipal Utility District No. 4 (the “Master District”) payable solely from and to the extent of payments required to be made to the Trustee (as herein defined) by all participating entities, currently Travis County Municipal Utility Districts No. 3, 4 (in its role as a participating district), 5, 6, 7, 8 and 9 (collectively, the “Participants” and individually, a “Participant”) within the Service Area (as herein defined) from proceeds of an unlimited annual ad valorem contract tax levied by each Participant for debt service as set forth in the Master District Contract (as herein defined) (the “Pledged Contract Payments”) pursuant to the terms of a separate “Contract for Financing and Operations of Regional Waste Collection, Treatment and Disposal Facilities, Regional Water Supply and Delivery Facilities, and Regional Drainage Including Water Quality Facilities” executed between the Master District and each Participant with substantially identical terms (collectively, the “Master District Contract”) as described more fully herein under “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.” The Bonds and Outstanding Contract Bonds are limited obligations of the Master District, payable solely from the Pledged Contract Payments and certain funds on deposit with the UMB Bank, N.A. (the “Trustee”) pursuant to the Trust Indenture (as herein defined) and are not obligations of the State of Texas; the City of Austin, Texas; Travis County, Texas; or any entity other than the Master District.

Interest on the Bonds will accrue from the Date of Initial Delivery, defined herein, is payable March 1, 2025, and each September 1 and March 1 thereafter until the earlier of maturity or redemption, and will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in 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 (“DTC”), New York, New York, 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 by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent/registrars for the Bonds is UMB Bank, NA, (the “Paying Agent” or the “Paying Agent/Registrar”).

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by **ASSURED GUARANTY INC.** See “BOND INSURANCE .”



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**MATURITY SCHEDULE, INTEREST RATES, INITIAL YIELDS,  
REDEMPTION PROVISIONS, AND CUSIP NUMBERS**  
**(see inside cover page)**

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The Bonds, when issued, will constitute valid and legally binding obligations of the Master District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the Master District. See “THE BONDS - Source of and Security for Payment.” THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. See “INVESTMENT CONSIDERATIONS” herein.

The Bonds are offered by the initial purchaser of the Bonds (the “Initial Purchaser”) subject to prior sale, when, as and if issued by the Master District and accepted by the Initial Purchaser, subject, among other things to the approval of the Initial Bond by the Attorney General of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel. Delivery of the Bonds is expected through the facilities of DTC on or about September 26, 2024 (the “Date of Initial Delivery”) in Austin, Texas.

**MATURITY SCHEDULE, INTEREST RATES, INITIAL YIELDS, REDEMPTION PROVISIONS, AND CUSIP NUMBERS**

**(Due September 1)**

**CUSIP PREFIX: 894389**

<b>Due</b>	<b>Principal Amount</b>	<b>Interest Rate <sup>(a)</sup></b>	<b>Initial Reoffering Yield <sup>(b)</sup></b>	<b>CUSIP Suffix <sup>(c)</sup></b>	<b>Due</b>	<b>Principal Amount</b>	<b>Interest Rate <sup>(a)</sup></b>	<b>Initial Reoffering Yield <sup>(b)</sup></b>	<b>CUSIP Suffix <sup>(c)</sup></b>
2025	\$ 100,000	4.000%	3.000%	B20	***	***	***	***	***
2026	100,000	4.000%	3.000%	B38	2044 *	875,000	4.000%	4.000%	D51
2027	100,000	4.000%	3.000%	B46	2045 *	925,000	4.000%	4.050%	D69
2028	100,000	5.000%	3.000%	B53	2046 *	975,000	4.000%	4.080%	D77
2029	100,000	5.000%	3.000%	B61	2047 *	1,025,000	4.000%	4.100%	D85
2030	100,000	5.000%	3.050%	B79	2048 *	1,070,000	4.000%	4.150%	D93
2031 *	100,000	3.500%	3.300%	B87					
	\$200,000	3.500% <sup>(a)</sup>	Term Bond	Due September 1, 2033*	Yield 3.400% <sup>(b)</sup>	CUSIP Suffix C29 <sup>(c)</sup>			
	\$200,000	3.500% <sup>(a)</sup>	Term Bond	Due September 1, 2035*	Yield 3.500% <sup>(b)</sup>	CUSIP Suffix C45 <sup>(c)</sup>			
	\$200,000	3.500% <sup>(a)</sup>	Term Bond	Due September 1, 2037*	Yield 3.650% <sup>(b)</sup>	CUSIP Suffix C60 <sup>(c)</sup>			
	\$300,000	4.000% <sup>(a)</sup>	Term Bond	Due September 1, 2040*	Yield 3.750% <sup>(b)</sup>	CUSIP Suffix C94 <sup>(c)</sup>			
	\$300,000	4.000% <sup>(a)</sup>	Term Bond	Due September 1, 2043*	Yield 3.900% <sup>(b)</sup>	CUSIP Suffix D44 <sup>(c)</sup>			

\* Redemption Provisions: The Master District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2031, in whole or from time to time in part, on September 1, 2030, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. The Term Bonds maturing September 1, 2033, September 1, 2035, September 1, 2037, September 1, 2040, and September 1, 2043 (collectively, the “Term Bonds”) are also subject to mandatory sinking fund redemption. See “THE BONDS - Redemption.”

- (a) After requesting competitive bids for purchase of the Bonds, the Master District has accepted the lowest bid to purchase the Bonds, bearing interest as shown, at a price of 98.207% of par, resulting in a net effective interest rate to the Master District of 4.080404%.
- (b) The initial reoffering yields indicated represent the lower of the yields resulting when priced to maturity or the first redemption date. The initial yields at which the Bonds will be priced will be established by and will be the sole responsibility of the Initial Purchaser. The yields may be changed at any time at the discretion of the Initial Purchaser.
- (c) CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of The American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services provided by CUSIP Global Services. None of the Initial Purchaser, the Master District, or Public Finance Group LLC, the Master District’s financial advisor (the “Financial Advisor”), is responsible for the selection or correctness of the CUSIP numbers set forth herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part, as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

**Assured Guaranty Inc. (“AG”) makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading “BOND INSURANCE” and “APPENDIX D - Specimen Municipal Bond Insurance Policy”.**

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## USE OF INFORMATION IN OFFICIAL STATEMENT

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 Master District.

This Official Statement does not alone constitute and is not authorized by the Master 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.

The information set forth herein has been obtained from the Master District and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as the promise or guarantee of the Financial Advisor. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized.

Any references to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Rule 15c2-12 of the United States Securities and Exchange Commission (the "Rule").

All of the summaries of the statutes, orders, contracts, records, and engineering and other related reports set forth in the 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 the Financial Advisor, 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 as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of this "Official Statement" nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Master District, or the other matters described herein since the date hereof. However, the Master District has agreed to keep this "Official Statement" current by amendment or sticker to reflect material changes in the affairs of the Master District, to the extent that information actually comes to its attention, until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in "OFFICIAL STATEMENT - Updating the Official Statement During Underwriting Period."

The statements contained in this Official Statement, and in other information provided by the Master District, that are not purely historical, are forward-looking statements, including regarding the Master District's expectations, hopes, intentions, or strategies regarding the future. All forward-looking statements included in this Official Statement are based on information available to the Master District on the date hereof, and the Master District assumes no obligation to update any such forward-looking statements. See "INVESTMENT CONSIDERATIONS – Forward-Looking Statements."

NEITHER THE MASTER DISTRICT NOR THE FINANCIAL ADVISOR MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

THE CONTENTS OF THIS OFFICIAL STATEMENT ARE NOT TO BE CONSTRUED AS LEGAL, BUSINESS, OR TAX ADVICE, AND PROSPECTIVE INVESTORS SHOULD CONSULT THEIR OWN ATTORNEYS AND BUSINESS AND TAX ADVISORS.

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

After requesting competitive bids for the Bonds, the Master District has accepted the bid of Raymond James & Associates, Inc. (the "Initial Purchaser") to purchase the Bonds at the interest rates shown on the inside cover page of this Official Statement at a price of 98.207% of par. No assurance can be given that any trading market will be developed for the Bonds after their sale by the Master District to the Initial Purchaser. The Master District has no control over the price at which the Bonds are subsequently sold, and the initial yields at which the Bonds are priced and reoffered are established by and are the sole responsibility of the Initial Purchaser.

### Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the Master District of a certificate executed and delivered by the Initial Purchaser on or before the Date of Initial 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 Master District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers

who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

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

### **Securities Laws**

NEITHER THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION (THE "SEC") NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED THE BONDS OR PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

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

### **MUNICIPAL BOND RATINGS**

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") and Moody's Investors Service, Inc. ("Moody's") are expected to assign insured ratings of "AA" (stable outlook) and "A1" (stable outlook), respectively, to the Bonds, as a result of a municipal bond insurance policy to be issued and delivered by Assured Guaranty Inc. (the "Insurer") at the time of delivery of the Bonds. Additionally, Moody's has assigned an underlying rating of "A1" to the Bonds.

An explanation of the significance of a rating may be obtained from the company furnishing the rating. The rating reflects only the respective view of such company, and the District makes no representation as to the appropriateness of the rating. 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 such rating company, if, in the judgement of such company, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

### **BOND INSURANCE**

#### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. ("AG") will issue its Municipal Bond Insurance Policy (the "Policy") for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an appendix to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, Maryland, California, Connecticut or Florida insurance law.

#### **Assured Guaranty Inc.**

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL" and together with its subsidiaries, "Assured Guaranty"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO." AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A1" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AG on the date(s) when such amounts

were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

*Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.*

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of AG (“AGM”), merged with and into AG, with AG as the surviving company (such transaction, the “Merger”). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of AG.

*Current Financial Strength Ratings*

On July 10, 2024, Moody’s, following Assured Guaranty’s announcement of the Merger, announced that it had affirmed AG’s insurance financial strength rating of “A1” (stable outlook).

On May 28, 2024, S&P announced it had affirmed AG’s financial strength rating of “AA” (stable outlook). On August 1, 2024, S&P stated that following the Merger, there is no change in AG’s financial strength rating of “AA” (stable outlook).

On October 20, 2023, KBRA announced it had affirmed AG’s insurance financial strength rating of “AA+” (stable outlook). On August 1, 2024, KBRA commented that, following the closing of the Merger, AG’s insurance financial strength rating of “AA+” (stable outlook) remains unchanged.

AG can give no assurance as to any further ratings action that S&P, Moody’s and/or KBRA may take. For more information regarding AG’s financial strength ratings and the risks relating thereto, see AGL’s Annual Report on Form 10-K for the fiscal year ended December 31, 2023.

*Capitalization of AG, AGM and Pro Forma Combined AG*

**As of June 30, 2024**  
(dollars in millions)

	<b>AG (Actual)</b>	<b>AGM (Actual)</b>	<b>AG (Pro Forma Combined)</b>
Policyholders’ surplus	\$1,649	\$2,599	\$3,960 <sup>(1)</sup>
Contingency reserve	\$421	\$910	\$1,331
Net unearned premium reserves and net deferred ceding commission income	\$355	\$2,078 <sup>(2)</sup>	\$2,433 <sup>(2)</sup>

<sup>(1)</sup>Net of intercompany eliminations.

<sup>(2)</sup>Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AGM or pro forma combined AG, as applicable, and (ii) the net unearned premium reserves and net deferred ceding commissions of Assured Guaranty UK Limited (“AGUK”) and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA (“AGE”).

The policyholders’ surplus, contingency reserves, and net unearned premium reserves and net deferred ceding commission income of AG, AGM, and the pro forma combined AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

*Incorporation of Certain Documents by Reference*

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the “SEC”) that relate to AG and AGM are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2023 (filed by AGL with the SEC on February 28, 2024);
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2024 (filed by AGL with the SEC on May 8, 2024); and
- (iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2024 (filed by AGL with the SEC on August 8, 2024).

All information relating to AG and AGM included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof “furnished” under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC’s website at <http://www.sec.gov>, at AGL’s website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL’s website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AG and AGM included herein under the caption “BOND INSURANCE – Assured Guaranty Inc.” or included in a document incorporated by reference herein (collectively, the “AG Information”) shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

*Miscellaneous Matters*

AG makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading “Bond Insurance”.

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## OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. Potential investors must read this entire Official Statement to obtain information essential to making an informed investment decision. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement. Investment in the Bonds is subject to certain investment considerations. See “INVESTMENT CONSIDERATIONS.”

### THE MASTER DISTRICT

The Issuer ..... Travis County Municipal Utility District No. 4 (the “Master District”) is a political subdivision of the State of Texas, created, along with six other conservation and reclamation districts, by an act of the 74th Regular Session of the Texas Legislature on June 16, 1995 (the “Act”), and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The Master District, as a Participant (as herein defined), was created to provide water, wastewater, and storm drainage, including water quality facilities, to the approximately 492 acres within its boundaries, all of which lie within Travis County, Texas. The Master District also serves as the regional provider of water, wastewater and storm drainage services, including water quality facilities to participating entities within the Service Area (as herein defined) currently Travis County Municipal Utility Districts No. 3, 4 (in its role as a participant district), 5, 6, 7, 8 and 9 (collectively, the “Participants” and individually a “Participant”) located within the Barton Creek Development (as herein defined) which consists of a service area of approximately 3,520 acres (the “Service Area,” excluding the 305-acre and 332-acre areas described in the first paragraph under “THE BARTON CREEK DEVELOPMENT”). See “THE MASTER DISTRICT,” “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract,” and “PARTICIPANTS IN CURRENT SERVICE AREA.”

Location..... The Service Area lies approximately 8 miles south - southwest of Austin's central business district and is situated approximately two miles southwest of the intersection of RM 2244 and Capital of Texas Highway. The Service Area is located entirely within the extraterritorial jurisdiction of the City of Austin, except for certain land that has been released pursuant to the ETJ Law (defined herein). See “THE MASTER DISTRICT” and “ANNEXATION.”

The Developer ..... The developer currently active within the Service Area is Stratus Properties Operating Co., L.P. (“Stratus Properties”), a Delaware limited partnership comprised of Stratus Investments L.L.C., a Delaware limited liability company, as its 99% limited partner and STRS L.L.C., a Delaware limited liability company, as its 1% general partner. Holden Hills LP (“Holder Hills”), a Texas limited partnership and affiliate of Stratus, is currently developing approximately 343.60 acres within the Service Area as Sections K, L, and O Phase 1. Stratus and Holden Hills are collectively referred to herein as the “Developer.” See “THE DEVELOPER - Description of Developer” and “PARTICIPANTS IN CURRENT SERVICE AREA - Status of Development.”

The Participants..... The Participants comprise approximately 3,520 acres of a master planned community designed to ultimately contain single family, multi-family, senior living center, commercial, retail and office development as well as recreational amenities. Of the 3,520 acres within the Participants, approximately 3,282 acres are developable. See “INVESTMENT CONSIDERATIONS– Certain Development Regulations.” All of the Participants have designated the Master District to serve as the master district and regional provider of water, wastewater, and storm drainage, including water quality facilities to serve the approximately 3,282 developable acres within the Participants. The Master District also provides certain retail services to the Participants including retail billing and collecting services for each of the Participants. Each Participant was created to construct or acquire internal underground utilities to serve the developable acres within each Participant’s boundaries. See “THE MASTER DISTRICT” and “INVESTMENT CONSIDERATIONS.”

As of May 1, 2024, approximately 2,807 acres within the Participants have been or are currently being provided water, wastewater and storm drainage, including water quality services, which include: approximately 825.65 acres in Travis County Municipal Utility District No. 3, approximately 491.54 acres in Travis County Municipal Utility District No. 4, approximately 660.46 acres in Travis County Municipal Utility District No. 5, approximately 264.62 acres in Travis County Municipal Utility District No. 6, approximately 153.60 acres in Travis County Municipal Utility District No. 7, approximately 221.00 acres in Travis County Municipal Utility District No. 8, and approximately 190.00 acres in Travis County Municipal Utility District No. 9. As of May 1, 2024, residential development within the Participants included 582 completed single family homes, 20 single family homes under construction, 18 single family lots that are vacant, 214 completed detached condominium patio homes, 10 detached condominium patio home under construction, 9 detached condominium patio home lots that are vacant, one 216 unit apartment complex (called the Barton Creek Villas); one 448 unit apartment complex (called the Santal Apartments); one 182 unit apartment complex (called the Saint June Apartments). Additional

developments within the Service Area include a senior living center, and commercial, retail and office developments. Construction of utility facilities to serve Sections K, L, and O Phase 1 (approximately 343.60 acres; platted as 12 single family lots and 320 detached condominium patio home lots) began in February 2023 and is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 (153.60 acres; 12 single family lots and 134 detached condominium patio home lots) and Travis County Municipal Utility District No. 9 (190.00 acres; 186 detached condominium patio home lots). Recreational amenities include the Barton Creek Resort and Spa located in Travis County Municipal Utility District No. 4, which underwent an approximately \$150 million renovation that was completed in May 2019. The Resort consists of a 51,000 square foot renovated clubhouse, several restaurants, a conference center that includes 53 meeting rooms, a grand ballroom and event pavilion, a 493-room hotel, the Fazio Foothills 18-hole golf course, the Crenshaw 18-hole golf course, sports and tennis shops, a championship caliber tennis center that includes 10 lighted tennis courts, three swimming pools, a fitness center and spa, jogging trails, and a three-level parking garage. Additionally, a third 18-hole golf course and clubhouse are located within the boundaries of Travis County Municipal Utility District No. 5. Approximately 475 undeveloped but developable acres remain in Travis County Municipal Utility District No. 8. See “INVESTMENT CONSIDERATIONS – Certain Development Regulations.” See also “THE BARTON CREEK DEVELOPMENT.”

Homebuilders ..... Homebuilders in the Service Area include various custom homebuilders who are building homes ranging in price from \$600,000 to over \$14,000,000. See “THE DEVELOPER.”

Master District Facilities ..... The Master District, in its capacity as a regional provider of the water, wastewater and storm drainage services, including water quality facilities, has contracted with each of the Participants to construct and provide such services from the Master District Facilities as necessary to serve the Service Area (all hereinafter collectively referred to as the “Master District Facilities”). See “INVESTMENT CONSIDERATIONS - Overlapping and Combined Tax Rates,” “MASTER DISTRICT FACILITIES” and “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.”

The Master District Facilities have generally been constructed with funds provided by Stratus Properties, and such funds have been reimbursed to Stratus Properties with proceeds from the Outstanding Contract Bonds and will be further reimbursed with proceeds from future unlimited contract tax bonds sold by the Master District. The Master District will own and operate the Master District Facilities. Each Participant will own the internal utilities within its boundaries. However, each Participant has contracted with the Master District for the Master District to operate each Participant's internal utilities and provide retail billing and collecting. See “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.”

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## THE BONDS

Description .....	The Bonds in the aggregate principal amount of \$6,770,000 mature serially in varying amounts on September 1 of each year from 2025 through 2031, inclusive, and from 2044 through 2048, inclusive, and as Term Bonds which mature on September 1, 2033, September 1, 2035, September 1, 2037, September 1, 2040, and September 1, 2043 (collectively, the “Term Bonds”). Interest accrues from the Date of Initial Delivery, at the rates per annum set forth on the inside cover page hereof and is payable March 1, 2025, and each September 1 and March 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS - General Description.”
Redemption .....	The Master District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2031, in whole or from time to time in part, on September 1, 2030, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption. See “THE BONDS - Redemption.”
Source of Payment .....	Principal and interest on the Bonds are payable from and secured by unconditional obligations to make certain debt service requirement payments that are to be made severally by the Participants pursuant to a Master District Contract executed between the Master District and each Participant (collectively the “Pledged Contract Payments”). By execution of the Master District Contract, each Participant has agreed to pay a pro rata share of debt service on the Bonds and Outstanding Contract Bonds as herein defined, based upon the certified assessed valuation of such Participant as a percentage of the total assessed valuation within the Service Area. Participants are obligated to make such Pledged Contract Payments from the proceeds of an annual unlimited ad valorem contract tax levied by such Participant on land within its boundaries for debt service requirements (the “Contract Tax”). No Participant is liable for the payments due by any other Participant. The Bonds are also secured by a Debt Service Fund and a Reserve Fund held by the Trustee pursuant to the terms of the Trust Indenture, as described below. The Bonds are limited obligations of the Master District, payable solely from certain Pledged Contract Payments by each Participant and certain funds held by the Trustee under the Trust Indenture, and are not obligations of the City of Austin, Texas; the State of Texas; Travis County, Texas; or any other political subdivision or agency. See “THE BONDS - Source of and Security for Payment” and “SUMMARY OF CERTAIN DOCUMENTS – The Master District Contract.”
	The Bonds are further secured by a Trust Indenture (the “Trust Indenture”) from the Master District to UMB Bank, NA, as successor to BOKF, NA (as “Trustee”). Pursuant to the Trust Indenture, the Master District has assigned to the Trustee all of the Master District's right, title, and interest in and to the Pledged Contract Payments. The Trustee shall establish, as described in the Bond Resolution, a debt service fund to collect and deposit the Contract Payments in sufficient amounts for payment of the principal of and interest on the Bonds and Outstanding Contract Bonds (as defined below) as such become due (the “Debt Service Fund”), and a reserve fund, which was initially funded from proceeds of the Master District's first bond issue, to be used to pay principal of and interest on the Bonds and Outstanding Contract Bonds if sufficient funds are not available for such purpose in the Debt Service Fund, or to pay the principal of and interest on the Bonds and Outstanding Contract Bonds in connection with the refunding, redemption or final payment of the Bonds and any additional bonds issued in the future (the “Reserve Fund”). See “SUMMARY OF CERTAIN DOCUMENTS - The Trust Indenture.”
Payment Record .....	The Bonds are the twenty-ninth series of unlimited contract tax bonds issued overall by the Master District. The Master District has not defaulted on debt service payments on its previously issued obligations. See “APPENDIX A - Certain Financial Information Regarding the Participants.”
Authority for Issuance .....	The Bonds are the seventeenth series of new money unlimited contract tax bonds pursuant to the Master District Contract (as hereinafter defined) for the purpose of constructing the Master District Facilities necessary to provide regional water, wastewater, and storm drainage, including water quality, services to the entire Service Area. The Master District has also issued twelve series of unlimited contract tax refunding bonds. The Bonds are issued pursuant to the Master District Contract, an election held on November 7, 1995 within each of the Participants approving the Master District Contract and the levy of taxes in support thereof, a resolution authorizing the issuance of the Bonds adopted by the Board of Directors of the Master District (the “Bond Resolution”), the Trust Indenture, Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas including Chapters 49 and 54 of the Texas Water Code, as amended. See “INVESTMENT CONSIDERATIONS - Future Debt” and “THE BONDS - Authority for Issuance” and – “Issuance of Additional Bonds.”

Use of Proceeds.....	The proceeds of the Bonds will be used to finance: (i) J2 raw water pump station emergency generator; (ii) North Water Plant fresh water transfer pump; (iii) Effluent distribution pump station and force main; (iv) Caribou Effluent Pond rehabilitation; and (v) engineering for major amendment to TCEQ WWTP Permit. The remaining Bond proceeds will be used to pay certain engineering costs and pay other costs associated with the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
Issuance of Additional Debt.....	Pursuant to the Master District Contract, the Master District is authorized, with the consent of the Texas Commission on Environmental Quality (the “TCEQ” or “Commission”), to issue additional unlimited contract tax bonds to acquire, construct, improve or expand Master District Facilities necessary to serve the Service Area.  Any additional unlimited contract tax bonds would be on parity with the Bonds and Outstanding Contract Bonds. The Master District Contract and the Bond Resolution impose no limitation on the amount of additional parity bonds which may be issued by the Master District. See “THE BONDS – Issuance of Additional Bonds” and “INVESTMENT CONSIDERATIONS - Future Debt.”
Municipal Bond Ratings and Bond Insurance.....	S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”) and Moody’s Investors Service, Inc. (“Moody’s”) are expected to assign insured ratings of “AA” (stable outlook) and “A1” (stable outlook), respectively, to the Bonds, as a result of a municipal bond insurance policy to be issued and delivered by Assured Guaranty Inc. (the “Insurer”) at the time of delivery of the Bonds. Additionally, Moody’s has assigned an underlying rating of “A1” to the Bonds.
Qualified Tax-Exempt Obligations .....	The Master District has designated the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended, and has represented that the total amount of tax-exempt obligations (including the Bonds) issued by it during calendar year 2024 is not reasonably expected to exceed \$10,000,000. See “TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions.”
Bond Counsel and Disclosure Counsel.....	McCall, Parkhurst & Horton L.L.P., Austin, Texas.
General Counsel .....	Armbrust & Brown, PLLC, Austin, Texas.
Financial Advisor.....	Public Finance Group LLC, Austin, Texas.
Trustee .....	UMB Bank, NA, Austin, Texas.
Paying Agent/Registrar .....	UMB Bank, NA, Austin, Texas.
Engineer.....	Murfee Engineering Co., Austin, Texas.

**INVESTMENT CONSIDERATIONS**

The purchase and ownership of the Bonds involve certain investment considerations, and all prospective purchasers are urged to examine carefully the Official Statement, including particularly the section captioned “INVESTMENT CONSIDERATIONS,” with respect to the investment security of the Bonds.

**THE MASTER DISTRICT CONTRACT**

Participants ..... The Master District has entered into a separate contract with each of the Participants, which currently consist of seven municipal utility districts each organized and operating pursuant to Article 16, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, which contract authorizes the Master District to issue contract tax bonds sufficient to complete acquisition and construction of Master District Facilities as needed to serve all Participants in the Service Area (collectively, the “Master District Contract”).

Debt Service Payments ..... By execution of the Master District Contract, the Participants have agreed to levy, assess, and collect an ad valorem Contract Tax on taxable property within the boundaries of each respective Participant, without limit as to rate or amount sufficient to make timely payments of all charges including debt service on Master District bonds, including the Bonds. The Participants agree to pay their pro rata share of debt service requirements to the Master District, which has directly assigned such portion of the Pledged Contract Payments to the Trustee under the Trust Indenture. The pro rata share of each Participant will be determined by the ratio of the total certified assessed value within a Participant, divided by the cumulative total of the certified assessed value of all the Participants. The pro rata share of debt service is calculated on certified assessed value only, and the pro rata share is not to be calculated on a basis of water demand/equivalent connections. The Pledged Contract Payment assigned to the Trustee shall include principal and interest on the Bonds and Outstanding Contract Bonds, all charges, and expenses of paying agents, registrars and trustees, and all amounts required to establish and maintain funds established under the Bond Resolution or Trust Indenture. See “THE BONDS - Source of and Security for Payment and – Pledged Contract Payments by the Participants” and “SUMMARY OF CERTAIN DOCUMENTS - Master District Contract.”

The Participants are obligated severally, but not jointly, to make Pledged Contract Payments to the Master District in an amount sufficient to pay their pro rata share of debt service requirements on the Bonds and Outstanding Contract Bonds. No Participant is obligated, contingently or otherwise, to make any Pledged Contract Payments owed by any other Participant. See “PARTICIPANTS IN CURRENT SERVICE AREA.”

Water, Wastewater and  
Drainage Revenue ..... Each Participant is obligated to pay monthly charges to the Master District for water, wastewater, and storm drainage, including water quality, services rendered to such Participant pursuant to the Master District Contract (“Monthly Charges”). The Monthly Charges paid by each Participant to the Master District will be used to pay each Participant's share of the operations and maintenance expenses of the Master District Facilities and to provide or replenish an operation and maintenance reserve equivalent to three months of operations and maintenance expenses. The Master District Contract obligates the Master District to establish, maintain and from time to time adjust the rates, fees and charges for each Participant's wastewater collection system, water distribution system and drainage system, or the availability of such services, to the end that the gross revenues therefrom together with any taxes levied in support thereof and funds received from any other lawful source would be sufficient at all times to pay all of each Participant's obligations to the Master District under the Master District Contract, including each Participant's obligation to pay its pro rata share of the debt service requirements on the Bonds and Outstanding Contract Bonds. See “INVESTMENT CONSIDERATIONS - Water, Wastewater and Water Quality” and “SUMMARY OF CERTAIN DOCUMENTS - Master District Contract.”

**SELECTED FINANCIAL INFORMATION**  
(Unaudited)

**Assessed Valuations of the Participants <sup>(a)</sup>:**

Participants Travis County MUD No.	2024		2023		2022	
	Certified Assessed Valuation	% of Total	Certified Assessed Valuation	% of Total	Certified Assessed Valuation	% of Total
3	\$ 1,089,227,471	42.70%	\$ 1,014,812,946	43.05%	\$ 937,512,939	45.00%
4	263,360,826	10.32%	262,415,118	11.13%	225,968,941	10.85%
5	727,130,304	28.51%	624,871,114	26.51%	508,863,723	24.43%
6	190,843,035	7.48%	195,414,060	8.29%	172,828,426	8.30%
7	13,241,336	0.52%	4,466,864	0.19%	1,637,714	0.08%
8	254,668,066	9.98%	251,672,549	10.68%	232,180,589	11.15%
9	12,333,270	0.48%	3,471,308	0.15%	4,180,425	0.20%
	<u>\$ 2,550,804,308</u>	<u>100.00%</u>	<u>\$ 2,357,123,959</u>	<u>100.00%</u>	<u>\$ 2,083,172,757</u>	<u>100.00%</u>

(a) As provided by Travis Central Appraisal District ("TCAD").

**Status of Development as of May 1, 2024**

Participants Travis County MUD No.	Acreage	Total Developed Lots		Completed Units		Units Under Construction		Vacant Lots/Units	
		Single Family	Condo/ Multi- Family	Single Family	Condo/ Multi- Family	Single Family	Condo/ Multi- Family	Single Family	Condo/ Multi- Family
3	854.02	362	374 <sup>(a)</sup>	343 <sup>(b)</sup>	374 <sup>(c)</sup>	3	-	7	-
4	491.54	- <sup>(d)</sup>	36	-	28	-	-	-	8
5	686.80	182	221	162 <sup>(e)</sup>	210 <sup>(f)</sup>	14	10	5	1
6	271.63	65	-	53 <sup>(g)</sup>	-	1	-	2	-
7	217.34	-	-	-	-	-	-	-	-
8	708.30	34	448	24 <sup>(h)</sup>	448	2	-	4	-
9	290.75	-	-	-	-	-	-	-	-
	<u>3,520.38</u>	<u>643</u>	<u>1,079</u>	<u>582</u>	<u>1,060</u>	<u>20</u>	<u>10</u>	<u>18</u>	<u>9</u>

- (a) Includes 158 single-family detached condominium lots and 216 apartment units. In addition, the Querencia senior living facility is located within Travis County Municipal Utility District No. 3. See footnote (a) on page A-4 of Appendix A.
- (b) Includes one home built on three lots and seven homes built on two lots each.
- (c) Includes 158 single-family detached condominium units and 216 apartment units.
- (d) Development within Travis County Municipal Utility District No. 4 includes the Barton Creek Resort and Spa and Owners Club.
- (e) Includes one house on two lots.
- (f) Includes 28 single family detached condominium units and 182 apartment units.
- (g) Includes four homes built on two lots each, one home built on three lots and one house built on four lots.
- (h) Includes two homes built on three lots each.

Gross Contract Debt Outstanding (after issuance of the Bonds) .....	\$77,370,000 <sup>(a)</sup>
Ratio of Gross Contract Debt to 2024 Certified Assessed Valuation .....	3.03%

**Master District Funds Available as of September 10, 2024 <sup>(b)</sup>:**

Debt Service Fund.....	\$ 8,342,843 <sup>(c)</sup>
Debt Service Reserve Fund .....	2,750,430 <sup>(d)</sup>
Special Revenue Fund.....	522,298 <sup>(e)</sup>
Capital Projects Fund.....	1,671,887
Average percentage of total tax collections – Tax years 2009 through 2023 .....	99.32%
Percentage of total tax collections - Tax year 2023.....	95.86%
Average Annual Debt Service Requirement on the Bonds and the Outstanding Bonds (2025 through 2048) (“Average Requirement”).....	\$4,391,074
Tax rate required to pay Average Requirement based upon the aggregate 2024 Certified Assessed Valuation at 95% collections.....	\$0.19/\$100 A.V.
Maximum Annual Debt Service Requirement and the Bonds and the Outstanding Bonds (2034) (“Maximum Requirement”).....	\$6,044,602
Tax rate required to pay Maximum Requirement based upon the aggregate 2024 Certified Assessed Valuation at 95% collections.....	\$0.25/\$100 A.V
Number of connections as of September 1, 2024:	
Single Family and Detached Condos:	
Occupied .....	816
Unoccupied.....	7
Residential Builders .....	21
Apartments (846 Total Units/820 occupied) .....	6
Commercial .....	28
Schools .....	3
Irrigation .....	56
Other .....	<u>33</u>
Total.....	970
Estimated Population as of September 1, 2024.....	4,498 <sup>(f)</sup>

- (a) Includes the Bonds. See “Appendix A – Certain Financial Information Regarding the Participants” for other outstanding debt of the Participants.
- (b) Unaudited.
- (c) Neither the Bond Resolution nor Texas law requires that the Master District maintain any particular sum in the Debt Service Fund; however, pursuant to the Bond Resolution and the Trust Indenture, a Reserve Fund equivalent to six months’ debt service requirement on the Bonds and Outstanding Contract Bonds has been established as security for the Bonds and Outstanding Contract Bonds. Pursuant to the Bond Resolution and the Trust Indenture, a determination is made with respect to amount, if any, of additional deposits to the Reserve Fund upon the issuance of additional contract tax bonds. No assurances can be made that additional monies will be deposited upon the issuance of additional contract tax bonds.
- (d) A Reserve Fund currently established in a fixed amount generally equivalent to six months debt service requirements on the Bonds and Outstanding Contract Bonds has been established as security for the owners of such bonds. Pursuant to the Trust Indenture, the Master District may adjust the amount required to be on deposit in the Reserve Fund each time it issues additional contract bonds. At the discretion of the Master District, the issuance of such additional contract bonds may result in the amount required to be on deposit in the Reserve Fund being less than six months debt service requirements on the Outstanding Contract Bonds. No assurance can be made that additional monies will be deposited to the Reserve Fund or that the amount required to be on deposit in the Reserve Fund will be maintained at any particular amount upon the issuance of additional contract bonds.
- (e) This District expects to reimburse the Special Revenue Fund approximately \$1,888,717 from the proceeds of the Bonds at closing.
- (f) Based upon 3.0 residents per completed single family home and detached condominium and 2.5 residents per occupied apartment unit. As of September 1, 2024, the Barton Creek Villas Apartments were 93% occupied (201 units), the Santal Apartments were 98% occupied (437 units), and the Saint June Apartments were 100% occupied (182 units).

**OFFICIAL STATEMENT**

**relating to**

**\$6,770,000**

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
(A Political Subdivision of the State of Texas Located in Travis County, Texas)**

**Unlimited Contract Tax Bonds, Series 2024**

**INTRODUCTION**

This Official Statement provides certain information in connection with the issuance by Travis County Municipal Utility District No. 4 (the “Master District”) of its \$6,770,000 Unlimited Contract Tax Bonds, Series 2024 (the “Bonds”).

The Bonds are issued pursuant to the authority of seven separate contracts entitled “Contract for Financing and Operations of Regional Waste Collection, Treatment and Disposal Facilities, Regional Water Supply and Delivery Facilities and Regional Drainage Including Water Quality Facilities” executed between the Master District and each Participant (as defined below) as approved by elections held within each Participant on November 7, 1995 (collectively, the “Master District Contract”), the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the Master District (the “Board”), a trust indenture (the “Trust Indenture”) and an order of the Texas Commission on Environmental Quality (the “TCEQ”) approving the issuance of the Bonds.

This Official Statement includes descriptions, among others, of the Bonds, the Bond Resolution, the Trust Indenture, the Master District Contract, and certain other information about the Master District and Travis County Municipal Utility Districts No. 3, 4 (in its role as a participating district), 5, 6, 7, 8, and 9 (collectively, the “Participants” and individually a “Participant”). All descriptions of documents contained herein are summaries and are qualified in their entirety by reference to each document. Copies of documents referenced herein may be obtained from the Master District, c/o Armbrust & Brown, PLLC, 100 Congress, Suite 1300, Austin, Texas 78701.

This Official Statement speaks only as to its date, and the information contained herein is subject to change. Copies of the Final Official Statement and the Escrow Agreement pertaining to the Bonds will be submitted to the Municipal Securities Rulemaking Board, through its Electronic Municipal Market Access (“EMMA”) system. See “CONTINUING DISCLOSURE OF INFORMATION” for a description of the Master District’s undertaking to provide certain information on a continuing basis.

**THE BONDS**

**General Description**

The Bonds will bear interest from the Date of Initial Delivery, and will mature on September 1 of the years and in the principal amounts, and will bear interest at the rates per annum, set forth on the inside cover page hereof. Interest on the Bonds will be paid on March 1, 2025, and each September 1 and March 1 thereafter until maturity or earlier redemption and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in 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 (“DTC”), New York, New York, 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 utilizing DTC’s book-entry-only system (the “Book-Entry-Only System”). 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 by the paying agent 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 UMB Bank, NA, Austin, Texas (the “Paying Agent”).

**Redemption**

**Optional Redemption** . . . The Master District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2031, in whole or from time to time in part, on September 1, 2030, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption.

**Mandatory Sinking Fund Redemption** . . . In addition to being subject to optional redemption, as provided above, the Bonds maturing on September 1, 2033, September 1, 2035, September 1, 2037, September 1, 2040, and September 1, 2043, are subject to mandatory sinking fund redemption prior to maturity by lot in the following amounts, on the following dates and at a price of par plus accrued interest to the redemption date from amounts required to be deposited in the Debt Service Fund:

<b>\$200,000 Term Bond Maturing September 1, 2033</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2032	\$100,000
2033*	100,000

<b>\$200,000 Term Bond Maturing September 1, 2035</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2034	\$100,000
2035*	100,000

<b>\$200,000 Term Bond Maturing September 1, 2037</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2036	\$100,000
2037*	100,000

<b>\$300,000 Term Bond Maturing September 1, 2040</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2038	\$100,000
2039	100,000
2040*	100,000

<b>\$300,000 Term Bond Maturing September 1, 2043</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2041	\$100,000
2042	100,000
2043*	100,000

\* Stated Maturity

The principal amount of the Term Bonds required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of The Master District, by the principal amount of any Term Bonds of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by The Master District, at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent for cancellation, (2) shall have been purchased and cancelled by the Paying Agent at the request of The Master District, with monies in the Debt Service Fund at a price not exceeding the principal amount of the Term Bonds plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

**Notice of Redemption** . . . At least 30 calendar days prior to the date fixed for any optional redemption of Bonds, or portions thereof prior to maturity, a written notice of such redemption shall be sent by the Paying Agent by United States mail, first-class postage prepaid to the registered owner of each Bond to be redeemed at its address as it appeared on the 45th calendar day prior to such redemption date and to major securities depositories and bond information services.

With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Resolution have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be optionally redeemed have been received by the Paying Agent prior to the giving of such notice of redemption, such notice will state that said optional redemption may, at the option of The Master District, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, The Master District will not redeem such Bonds, and the Paying Agent will give notice in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

**Selection of Bonds for Redemption**

If less than all of the Bonds are called for redemption, the particular Bonds, or portions thereof, or sinking fund installments in the case of the Term Bonds, to be redeemed shall be selected and designated by The Master District, and if less than all of a maturity, or sinking fund installment in the case of the Term Bonds, is to be redeemed, the Paying Agent/Registrar shall determine by lot or other customary random method the Bonds, or portions thereof within such maturity to be redeemed (provided that a portion of a Bond may be redeemed only in integral multiples of \$5,000 principal amount); provided, that during any period in which ownership of the Bonds is determined only by a book entry at a securities depository for the Bonds, if fewer than all of the Bonds of the same maturity, or sinking fund installment in the case of the Term Bonds, and bearing the same interest rate are to be redeemed, the particular Bonds of such maturity, such interest rate and such sinking fund installment in the case of the Term Bonds shall be selected in accordance with the arrangements between The Master District and the securities depository.

**DTC Redemption Provisions**

The Paying Agent/Registrar and the Master District, so long as a Book-Entry-Only System is used for the Bonds, will send any notice of redemption, notice of proposed amendment to the Bond Resolution or other notices with respect to the Bonds only to DTC. Any failure by DTC to advise any DTC Participant, as herein defined, or of any Direct Participant or Indirect Participant, as herein defined, to notify the beneficial owner, shall not affect the validity of the redemption of Bonds called for redemption or any other action premised on any such notice. Redemption of portions of the Bonds by the Master District will reduce the outstanding principal amount of such Bonds held by DTC. In such

event, DTC may implement, through its Book-Entry-Only System, a redemption of such Bonds held for the account of DTC Participants in accordance with its rules or other agreements with DTC Participants and then Direct Participants and Indirect Participants may implement a redemption of such Bonds and such redemption will not be conducted by the Master District or the Paying Agent/Registrar. Neither the Master District nor the Paying Agent/Registrar will have any responsibility to the DTC Participants. Neither the Master District nor the Paying Agent/Registrar will have any responsibility to the DTC Participants, Indirect Participants, or the persons for whom DTC Participants act as nominees, with respect to the payments on the Bonds or the providing of notice to Direct Participants, Indirect Participants, or beneficial owners of the selection of portions of the Bonds for redemption.

### **Termination of Book-Entry-Only System**

The Master District is initially utilizing the Book-Entry-Only System of DTC. See "BOOK-ENTRY-ONLY SYSTEM." In the event that the Book-Entry-Only System is discontinued by DTC or the Master District, the following provisions will be applicable to the Bonds.

**Payment** . . . Principal of the Bonds will be payable at maturity to the registered owners as shown by the registration books maintained by the Paying Agent upon presentation and surrender of the Bonds to the Paying Agent at the designated office for payment of the Paying Agent in Austin, Texas (the "Designated Payment/Transfer Office"). Interest on the Bonds will be payable by check or draft, dated as of the applicable interest payment date, sent by the Paying Agent by United States mail, first-class, postage prepaid, to the registered owners at their respective addresses shown on such records, or by such other method acceptable to the Paying Agent requested by registered owner at the risk and expense of the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

**Registration** . . . If the Book-Entry-Only System is discontinued, the Bonds may be transferred and re-registered on the registration books of the Paying Agent only upon presentation and surrender thereof to the Paying Agent at the Designated Payment/Transfer Office. A Bond also may be exchanged for a Bond or Bonds of like maturity and interest and having a like aggregate principal amount or maturity amount, as the case may be, upon presentation and surrender at the Designated Payment/Transfer Office. All Bonds surrendered for transfer or exchange must be endorsed for assignment by the execution by the registered owner or his duly authorized agent of an assignment form on the Bonds or other instruction of transfer acceptable to the Paying Agent. Transfer and exchange of Bonds will be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such transfer or exchange. A new Bond or Bonds, in lieu of the Bond being transferred or exchanged, will be delivered by the Paying Agent to the registered owner, at the Designated Payment/Transfer Office of the Paying Agent or by United States mail, first-class, postage prepaid. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the registered owner not more than three (3) business days after the receipt of the Bonds to be canceled in the exchange or transfer in denominations of \$5,000 or any integral multiple thereof.

**Limitation on Transfer of Bonds** . . . Neither the Master District nor the Paying Agent shall be required to make any transfer, conversion or exchange to an assignee of the registered owner of the Bonds (i) during the period commencing on the close of business on the fifteenth (15<sup>th</sup>) calendar day of the month (whether or not a business day) preceding each interest payment date (the "Record Date") and ending with the opening of business on the next following principal or interest payment date or (ii) with respect to any Bond called for redemption, in whole or in part, within forty-five (45) days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Bond.

### **Replacement Bonds**

If a Bond is mutilated, the Paying Agent will provide a replacement Bond in exchange for the mutilated bond. If a Bond is destroyed, lost or stolen, the Paying Agent will provide a replacement Bond upon (i) the filing by the registered owner with the Paying Agent of evidence satisfactory to the Paying Agent of the destruction, loss or theft of the Bond and the authenticity of the registered owner's ownership and (ii) the furnishing to the Paying Agent of indemnification in an amount satisfactory to hold the Master District and the Paying Agent harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond must be borne by the registered owner. The provisions of the Bond Resolution relating to the replacement Bonds are exclusive and to the extent lawful, preclude all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

### **Authority for Issuance**

The Bonds represent the twenty-ninth series of contract tax bonds overall issued by the Master District. The Master District has the following unlimited contract tax bonds outstanding: \$8,765,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$10,925,000 Unlimited Contract Tax Bonds, Series 2016A; \$5,685,000 Unlimited Contract Tax Refunding Bonds, Series 2017; \$13,650,000 Unlimited Contract Tax Bonds, Series 2017A; \$7,965,000 Unlimited Contract Tax Bonds, Series 2019; \$10,425,000 Unlimited Contract Tax Refunding Bonds, Series 2019A; \$4,875,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and \$8,310,000 Unlimited Contract Tax Refunding Bonds, Series 2021 (collectively, the "Outstanding Contract Bonds").

At separate elections held within the boundaries of each Participant on November 7, 1995, the voters of each Participant approved the Master District Contract, thereby authorizing the issuance of the Outstanding Contract Bonds, the Bonds and future unlimited contract tax bonds. See "Issuance of Additional Bonds" below.

By order dated May 15, 2024, the TCEQ authorized the Master District to sell the Bonds (and to finance certain other projects not being financed with the Bonds, up to a total aggregate amount not to exceed \$12,205,000 including the Bonds) subject to certain restrictions, including the use of Bond proceeds as summarized in “USE AND DISTRIBUTION OF BOND PROCEEDS.”

The Bonds are issued by the Master District pursuant to the terms and provisions of the Master District Contract, an election held on November 7, 1995 with each of the Participants approving the Master District Contract and the levy of taxes in support thereof, an order of the TCEQ, the Bond Resolution, the Trust Indenture, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, and general laws of the State of Texas relating to issuance of bonds by political subdivisions of the State of Texas.

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

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

The Bonds constitute valid and legally binding special obligations of the Master District, except as the enforceability thereof may be limited by laws relating to governmental immunity, bankruptcy, insolvency, reorganization, moratorium, liquidation, and other similar laws now or hereafter enacted related to creditors’ rights generally or by general principles of equity which permit the exercise of judicial discretion. The Bonds are payable solely from and to the extent that certain payments required by the Master District Contract are made by the Participants to the Trustee for the purpose of paying the debt service on the Bonds and Outstanding Contract Bonds. The Master District Contract provides that all Participants shall pay a pro rata share of debt service on the Master District bonds, including the Bonds and Outstanding Contract Bonds, and any future unlimited contract tax bonds based upon the Participants’ certified assessed valuation as a percentage of the total assessed valuation in the Participants (the “Service Area”) except that pursuant to its Master District Contract, Travis County Municipal Utility District No. 5 and Travis County Municipal Utility District No. 6 may choose not to utilize the Master District’s wastewater treatment services and in such instance will not be responsible for any debt service on bonds issued for wastewater facilities. The debt service requirements shall be calculated to include the charge and expenses of paying agents, registrars and trustees utilized in connection with the Bonds, the principal, interest and redemption requirements of the Bonds and all amounts required to establish and maintain funds established under the Bond Resolution or Trust Indenture. Each Participant is obligated to pay its pro rata share of the annual debt service on the Bonds and Outstanding Contract Bonds from the proceeds of an annual ad valorem contract tax which is not limited as to rate or amount, revenues derived from the operation of each Participant’s internal water, wastewater, and drainage system or from any other legally available funds of each Participant. Each Participant’s pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a contract tax for the purpose of paying debt service on the Bonds and Outstanding Contract Bonds is the sole responsibility of each Participant. See “SUMMARY OF CERTAIN DOCUMENTS.”

The Bonds and Outstanding Contract Bonds are secured by a Trust Indenture from the Master District to the Trustee. Pursuant to the Trust Indenture, the Master District has assigned to the Trustee all of the Master District’s right, title, and interest in and to the Pledged Contract Payments (as herein defined) required by the Master District Contract. See “SUMMARY OF CERTAIN DOCUMENTS – Trust Indenture.”

### **Payment Record**

The Master District has previously issued sixteen series of unlimited contract tax bonds and twelve series of unlimited contract tax refunding bonds. See “COMPOSITE FINANCIAL STATEMENT – Outstanding Contract Tax Bonds.” The Master District has never defaulted in payment of principal or interest on the Outstanding Contract Bonds.

### **Pledged Contract Payments by the Participants**

Principal of and interest on the Bonds and Outstanding Contract Bonds are payable from and secured by an unconditional obligation to make certain payments that are to be made severally by the Participants pursuant to the Master District Contract for the purpose of paying their pro rata shares of debt service requirements which includes principal of and interest on the Bonds and any additional bonds, amounts to be deposited in the Reserve Fund and fees and charges due the Trustee and the Paying Agent (the “Pledged Contract Payments”). By execution of the Master District Contract, the Participants have each agreed to pay such pro rata share of debt service on the Bonds, Outstanding Contract Bonds and any additional bonds based upon the certified assessed valuation of each Participant as a percentage of the total assessed valuation of the Service Area. Participants are obligated to make such debt service payments from the proceeds of an annual unlimited ad valorem contract tax levied by such Participant on land within its boundaries for such purpose (the “Contract Tax”). No Participant is liable for the payments due by any other Participant. The Bonds and Outstanding Contract Bonds are limited obligations of the Master District, payable solely from the Pledged Contract Payments and certain funds held by the Trustee under the Trust Indenture, and are not obligations of the State of Texas; Travis County, Texas; the City of Austin, Texas; or any entity other than the Master District. See “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.” The Master District shall calculate on or before September 1 of each year, or as soon thereafter as practical, the amount of Pledged Contract Payments due from each Participant in the following calendar year. The Contract Payments shall be billed to each Participant by the Master District on or before September 1 of the year prior to the year in which such Pledged Contract Payments become due, or as soon thereafter as practical. Such Pledged Contract Payments shall be due and payable from each Participant directly to the Trustee semiannually on or before February 15 and August 15 of each year.

## **Unconditional Obligation to Pay**

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

## **Funds**

Pursuant to the Trust Indenture, a Debt Service Fund and a Reserve Fund have been created as trust funds for the benefit of the registered owners of the Bonds and Outstanding Contract Bonds. The proceeds from Pledged Contract Payments collected for and on account of the Bonds and Outstanding Contract Bonds shall be transferred to the Trustee directly from each Participant by February 15 and August 15 of each year and then deposited in the Debt Service Fund. See "SUMMARY OF CERTAIN DOCUMENTS – Trust Indenture."

## **Defeasance of Outstanding Bonds**

*General.* The Bond Resolution provides for the defeasance of the Bonds and the termination of the pledge of Pledged Contract Payments and all other general defeasance covenants in the Bond Resolution under certain circumstances. Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Obligation") within the meaning of the Bond Resolution, except to the extent provided below for the Paying Agent to continue payments and for the Master District to retain the right to call Defeased Obligations to be paid at maturity, when the payment of all principal and interest payable with respect to such Bond to the due date or dates thereof (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities (defined below) that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the Master District with the Paying Agent or an eligible trust company or commercial bank for the payment of its services until after all Defeased Obligations shall have become due and payable or (3) any combination of (1) and (2). At such time as a Bond shall be deemed to be a Defeased Obligation, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the Pledged Contract Payments pledged as provided in the Bond Resolution, and such principal and interest shall be payable solely from such money or Defeasance Securities.

The deposit under clause (ii) above shall be deemed a payment of a Bond when proper notice of redemption of such Bonds shall have been given or the establishment of irrevocable provisions for the giving of such notice, in accordance with the Bond Resolution. Any money so deposited with the Paying Agent or an eligible trust company or commercial bank may at the discretion of the Board of Directors also be invested in Defeasance Securities, maturing in the amounts and at the times as set forth in the Bond Resolution, and all income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Board of Directors.

All money or Defeasance Securities set aside and held in trust pursuant to the provisions of the Bond Resolution for the payment of principal of the Bonds and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Bonds and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Obligations shall have become due and payable, the Paying Agent shall perform the services of Registrar for such Defeased Obligations the same as if they had not been defeased, and the Master District shall make proper arrangements to provide and pay for such services as required by the Bond Resolution.

For purposes of these provisions, "Defeasance Securities" means (i) direct non-callable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America; (ii) non-callable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; (iii) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; and (iv) any other then authorized securities or obligations under applicable State law that may be used to defease obligations such as the Bonds.

If money or Defeasance Securities have been deposited or set aside with the Paying Agent or an eligible trust company or commercial bank for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment of the defeasance provisions of the Bond Resolution shall be made without the consent of the registered owner of each Bond affected thereby.

*Retention of Rights.* To the extent that, upon the defeasance of any Defeased Obligation to be paid at its maturity, the Master District retains the right under Texas law to later call that Defeased Obligation for redemption in accordance with the provisions of the Bond Resolution, the Master District may call such Defeased Obligation for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions set forth above regarding such Defeased Obligation as though it was being defeased at the time of the exercise of the option to redeem the Defeased Obligation and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Obligation.

*Investments.* Any escrow agreement or other instrument entered into between the Master District and the Paying Agent or an eligible trust company or commercial bank pursuant to which money and/or Defeasance Securities are held by the Paying Agent or an eligible trust company or commercial bank for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of certain requirements. All income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank which is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, will be remitted to the Master District or deposited as directed in writing by the Master District.

There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made without amounts deposited to defease the Bonds. Because the Bond Resolution does not contractually limit such investments, registered owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used as Defeasance Securities or those for any other Defeasance Securities will be maintained at any particular rating category.

#### **Trustee/Paying Agent/Registrar**

Principal of and semiannual interest on the Bonds will be paid by UMB Bank, NA, having its principal payment office in Austin, Texas the initial paying agent/registrar (the "Paying Agent"). The Paying Agent must be either a bank, trust company, financial institution, or other entity duly qualified and equally authorized to serve and perform the duties as paying agent and registrar for the Bonds. UMB Bank, NA, has also been appointed to serve as the Trustee under the Trust Indenture. See "SUMMARY OF CERTAIN DOCUMENTS – Trust Indenture."

Provision is made in the Bond Resolution for the Master District to replace the Paying Agent by a resolution of the Master District giving notice to the Paying Agent of the termination of the appointment, stating the effective date of the termination and appointing a successor Paying Agent. If the Paying Agent is replaced by the Master District, the new paying agent/registrar shall be required to accept the previous Paying Agent's records and act in the same capacity as the previous Paying Agent. Any successor paying agent/registrar selected by the Master District shall be subject to the same qualification requirements as the Paying Agent. The successor paying agent/registrar, if any, shall be determined by the Board of Directors and written notice thereof, specifying the name and address of such successor Paying Agent will be sent by the Master District or the successor paying agent/registrar to each registered owner by first-class mail, postage prepaid.

#### **Record Date**

The record date for payment of the interest on the Bonds on any regularly scheduled interest payment date is defined as the fifteenth (15<sup>th</sup>) day of the month (whether or not a business day) preceding such interest payment date.

#### **Issuance of Additional Bonds**

The Master District may issue an unlimited amount of additional contract tax bonds necessary to provide those improvements and facilities pursuant to the terms of the Master District Contract, with the approval of the TCEQ, and the Participants would be responsible for the debt service on such bonds. See "Source of Payment" above, "INVESTMENT CONSIDERATIONS – Future Debt" and "COMPOSITE FINANCIAL STATEMENT – Outstanding Contract Tax Bonds." The Bond Resolution imposes no limitation on the amount of additional bonds which may be issued by the Master District. Any additional contract tax bonds issued by the Master District may be on a parity with the Bonds and outstanding Contract Bonds.

The issuance of additional obligations may increase the Master District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds. The Master District does not employ any formula with respect to assessed valuations, tax collections, or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional bonds for the construction of additional Master District Facilities is subject to approval by the TCEQ pursuant to issuance guidelines established by it. See "INVESTMENT CONSIDERATIONS – Future Debt."

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

Pursuant to Section 49.186 of the Texas Water Code, bonds, notes or other obligations issued by a municipal utility 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.” Additionally, Section 49.186 of the Texas Water Code provides that bonds, notes, or other obligations issued by a municipal utility district are eligible and lawful security for all deposits of public funds of the State and all agencies, subdivisions, and instrumentalities of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256), the Bonds may have to be assigned a rating of not less than “A” or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds. See “MUNICIPAL BOND RATINGS” and “BOND INSURANCE.”

The Master District makes no representation that the Bonds will be acceptable to banks, savings and loan associations or public entities for investment purposes or to secure deposits of public funds. The Master District has made no investigation of other laws, regulations or investment criteria which might apply to or otherwise limit the availability of the Bonds for investment or collateral purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds and as to the acceptability of the Bonds for investment or collateral purposes.

### **Specific Tax Covenants**

In the Bond Resolution, the Master District has covenanted with respect to, among other matters, the use of the proceeds of the Bonds and the manner financed therewith by persons other than state or local governmental units, and the manner in which the proceeds of the Bonds are to be invested. The Master District may cease to comply with any such covenant if it has received a written opinion of a nationally recognized bond counsel to the effect that regulations or rulings hereafter promulgated modify or expand provisions of the Internal Revenue Code of 1986, as amended (the “Code”), so that such covenant is ineffective or inapplicable or compliance with such covenant adversely affects the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code.

### **Additional Covenants**

The Master District has additionally covenanted in the Bond Resolution that it will keep accurate records and accounts and employ an independent certified public accountant to audit and report on its financial affairs at the close of each fiscal year, such audits to be in accordance with applicable law, rules, and regulations and open to inspection in the office of the Master District.

### **Remedies in Event of Default**

The Bond Resolution establishes specific events of default with respect to the Bonds. If the Master District defaults in the payment of the principal of or interest on the Bonds when due, or the Master District defaults in the observance or performance of any of the covenants, conditions, or obligations of the Master District, the failure to perform which materially, adversely affects the rights of the owners, including but not limited to, their prospect or ability to be repaid in accordance with the Bond Resolution, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the Master District, the Bond Resolution and Chapter 54 of the Texas Water Code provide that any registered owner is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the Master District to make such payment or observe and perform such covenants, obligations, or conditions. The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the Bonds or the Bond Resolution and the Master District's obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, so rests with the discretion of the court, but may not be arbitrarily refused. 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. The Bond Resolution does not provide for the appointment of a trustee to represent the interest of the Bondholders upon any failure of the Master District to perform in accordance with the terms of the Bond Resolution, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners. On April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) (“*Wasson I*”), that governmental immunity does not imbue a city with derivative immunity when it performs a proprietary, as opposed to a governmental, function in respect to contracts executed by a city. On October 5, 2018, the Texas Supreme Court issued a second opinion to clarify *Wasson I*, *Wasson Interests, Ltd. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) (“*Wasson II*”), and together with *Wasson I*, “*Wasson*”), ruling that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state’s immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 49 Tex. Sup. Ct. J. 819 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in “clear and unambiguous” language. Because it is unclear whether the Texas legislature has effectively waived the Master District's sovereign immunity from a suit for money damages, Bondholders may not be able to bring such a suit against the Master District for breach of the Bonds or Bond Resolution covenants. Even if a judgment against the Master District could be obtained, it could not be enforced by direct levy and execution against the Master District's property. Further, the registered owners cannot themselves foreclose on property within the Master District or sell property within the Master District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. Furthermore, the Master District is eligible

to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code (“Chapter 9”). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors or Bondholders of an entity which has sought protection under Chapter 9. Therefore, should the Master District avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Bonds are qualified with respect to the customary rights of debtors relative to their creditors. See “INVESTMENT CONSIDERATIONS – Registered Owners’ Remedies” and “– Bankruptcy Limitation to Registered Owners’ Rights” and “SUMMARY OF CERTAIN DOCUMENTS – Trust Indenture.”

### **Annexation and Consolidation**

The Master District and the Participants are subject to annexation under certain circumstances. See “ANNEXATION.” In addition, a district (such as the Master District or any Participant) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets, such as cash and the utility system, with the water and wastewater systems of districts with which it is consolidating as well as its liabilities (which would include such district’s pro rata share of debt service on the Bonds). No representation is made concerning the likelihood of consolidation by any of the Participants.

### **Alteration of Boundaries**

In certain circumstances, under Texas law any Participant (including the Master District) may alter its boundaries to (1) upon satisfying certain conditions, annex additional territory; and (2) exclude land subject to taxation within the Master District or Participant that is not served by Master District Facilities or internal facilities of a Participant if the Participant simultaneously annexes land of equal acreage and value that may be practicably served by Master District Facilities and the internal facilities of such Participant. No representation is made concerning the likelihood that any Participant would effect any change to its boundaries.

### **Approval of the Bonds**

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas does not pass upon or guarantee the quality of the Bonds as an investment, nor does he pass upon the adequacy or accuracy of the information contained in this Official Statement.

### **Amendments to Bond Resolution**

The Master District may without the consent of or notice to any registered owners amend the Bond Resolution in any manner not detrimental to the interest of the registered owners, including (i) the curing of an ambiguity, inconsistency, or formal defect or omission therein (ii) adding covenants, limitations, and restrictions not inconsistent with the Bond Resolution, and (iii) permitting the assumption of the Master District’s obligations under the Bond Resolution. In addition, the Master District may, with the written consent of the owners of a majority in principal amount of the Bonds then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Bond Resolution, except that, without the consent of the owners of all of the Bonds affected, no such amendment, addition, or rescission may (1) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof, the redemption price therefore, or the rate of interest thereon, change the place or places at, or the coin or currency in which, any Bond or the interest thereon is payable, or in any other way modify the terms of payment of the principal of or interest on the Bonds; (2) give any preference to any Bond over any other Bond; or (3) reduce the aggregate principal amount of Bonds required for consent to any such amendment, addition, or rescission. In addition, a state, consistent with federal law, may in the exercise of its police powers make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of its political subdivisions as are reasonable and necessary for attainment of an important public purpose.

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

*This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by the 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 Master District believes the source of such information to be reliable but takes no responsibility for the accuracy or completeness thereof.*

*The Master District cannot and does not give any assurance that (i) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participant, (ii) 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 (iii) 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 Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond

certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 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 rating of "AA+" from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the SEC. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

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

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

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

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

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

## SUMMARY OF CERTAIN DOCUMENTS

### Master District Contract

Each of the Participants has executed the Master District Contract with the Master District and obtained the approval of the Master District Contract from the voters of each Participant at elections held separately within the boundaries of each Participant. The Master District Contract provides that all Participants shall pay a pro rata share of debt service on the Master District bonds, including the Bonds, the Outstanding Contract Bonds and any future unlimited contract tax bonds based upon each Participant's assessed valuation as a percentage of the total certified assessed valuation in the Service Area. Each Participant is obligated to pay its pro rata share of the annual debt service payments from the proceeds of an annual ad valorem Contract Tax which is not limited as to rate or amount which includes the charges and expenses of paying agents, registrars, and trustees utilized in connection with the Bonds, the principal, interest and redemption requirements of the Bonds and all amounts required to establish and maintain funds established under the Bond Resolution or Trust Indenture. Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a Contract Tax or other available means of payment is the sole responsibility of each Participant for the purpose of paying its pro rata share of debt service on the Bonds. The Master District Facilities have been constructed with funds provided by Stratus Properties and proceeds from the outstanding Contract Bonds and future unlimited contract tax bonds issued by the Master District will be used to purchase the Master District Facilities from Stratus Properties. The Master District Contract also provides for operation and maintenance expenses for facilities constructed pursuant to the Master District Contract; duties of the parties; establishment and maintenance of funds; assignment; arbitration; amendments; force majeure; insurance; and other provisions.

The Master District will own and operate the Master District Facilities. Each Participant within the Service Area (including the Master District in its capacity as provider of internal water distribution, wastewater collection and storm drainage to serve the acreage within its boundaries) will own the internal water distribution, wastewater collection and storm drainage lines within its boundaries; however, the Participants have contracted with the Master District to operate and provide retail billing and collection for their respective internal facilities. The internal facilities have been or are expected to be financed with unlimited tax bonds sold by each of the Participants, including the Master District. It is anticipated that the Master District Facilities will be acquired or constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master District fails to meet its obligations to provide Master District Facilities as required by the Master District Contract, each Participant has the right pursuant to the Master District Contract to design, acquire, construct, or expand the Master District Facilities needed to provide service to each Participant, and convey such Master District Facilities to the Master District in consideration of payment by the Master District of the actual reasonable necessary capital costs expended by each Participant for such Master District Facilities.

Each Participant is further obligated to pay monthly charges to the Master District for water, sewer, and drainage, including water quality, services rendered pursuant to the Master District Contract ("Monthly Charge"). The Monthly Charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equal to three months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance will be calculated based upon a combination of actual usage and on usage by multiplying the number of equivalent single-family residential connections reserved to each Participant on the first day of the previous month for each of such services by the unit cost per equivalent single-family residential connection. The monthly cost per single family equivalent connection being charged by the Master District to a Participant for water, sewer, and drainage, including water quality, services is presently approximately \$149.80 (winter average monthly use of 20,000-gallon water/10,000-gallon wastewater). See "INVESTMENT CONSIDERATIONS – Water, Wastewater and Water Quality." Pursuant to the Master District Contract, the Monthly Charges are to be paid from the water, wastewater and drainage revenues collected from the internal facilities of each Participant or, to the extent such revenues are not sufficient, the levy of an ad valorem contract tax.

Pursuant to the Master District Contract each Participant is obligated to establish and maintain rates, fees and charges for services provided by each Participant's water distribution system, wastewater collection system, and drainage system, together with taxes levied and funds received from any other lawful sources, sufficient at all times to pay each Participant's operation and maintenance expenses, and each Participant's obligations pursuant to the Master District Contract, including each Participant's pro rata share of the Master District's debt service requirements, monthly charges and any expenses related to the retail operation, billing and collecting of the internal facilities by the Master District. All sums payable by each Participant to the Master District pursuant to the Master District Contract are to be paid without set off, counterclaim, abatement, suspension, or diminution. If any Participant fails to pay its share of these costs in a timely manner, the Master District Contract provides that the Master District shall be entitled to cancel, in whole or in part, any reservation or allocation of capacity in the Master District's Facilities by such Participant in addition to the Master District's other remedies pursuant to the Master District Contract. As a practical matter, the Participants have no alternative provider of the services rendered by the Master District under the Master District Contract. See "THE BONDS –Source of and Security for Payment" and – "Unconditional Obligation to Pay." Under certain conditions the Master District may extend the Service Area and provide services to other parties who will become Participants and agree to assume their pro rata share of the bonded indebtedness of the Master District Facilities in the same manner as the existing Participants. In addition, the Master

District is authorized to provide services to others as long as the providing of such services does not impair the right of a Participant to receive service from the Master District. The Master District has contracted to provide certain wholesale services to parties who are not Participants. See "PARTICIPANTS IN CURRENT SERVICE AREA – Future Participants" and "MASTER DISTRICT FACILITIES – Wholesale Service Agreements."

The Master District Contract and the Bond Resolution also reserve the right of the Master District to sell, encumber or dispose of the Master District Facilities under certain circumstances. Such sale, encumbrance or disposition can occur only if: (i) it is in accordance with the Master District Contract, (ii) does not impair the ability of the Participants to receive service under the Master District Contract or make payments on the Bonds, (iii) the Master District receives an opinion of nationally recognized bond counsel that it will not adversely affect the tax exempt status of the Bonds, (iv) the Participants do not incur debt or other obligations except as contemplated by the Master District Contract and (v) the Master District makes a finding that it is in the best interest of the Master District and the Participants. The sale of the Master District Facilities is not currently contemplated by the Master District; however, no assurances can be given regarding whether the Master District will exercise this right under the Master District Contract.

### **Trust Indenture**

The Bonds are further secured by a Trust Indenture (the "Trust Indenture") from the Master District to UMB Bank, NA, Austin, Texas, as successor Trustee to BOKF, NA. Pursuant to the Trust Indenture, the Master District has assigned to the Trustee all of the Master District's right, title, and interest in and to the Pledged Contract Payments under the Master District Contract. Such Pledged Contract Payments, together with all amounts from time to time on deposit in the Debt Service Fund and Reserve Fund maintained by the Trustee pursuant to the Trust Indenture, together with any other security from time to time thereafter granted to the Trustee shall constitute the "Pledged Revenues" held by the Trustee under the Trust Indenture.

Pursuant to the Trust Indenture, the Trustee is to maintain the Debt Service Fund and Reserve Fund as trust funds to be held in trust solely for the benefit of the registered owners of the Bonds and Outstanding Contract Bonds. The Master District has covenanted in the Trust Indenture that it will cause to be charged to each Participant, and collected and deposited into the Debt Service Fund, Pledged Contract Payments in amounts sufficient, together with other Pledged Revenues, to provide for the payment of all interest due on the Bonds and Outstanding Contract Bonds on or before each interest payment date and all principal payments on the Bonds and Outstanding Contract Bonds on each principal payment date. The Debt Service Fund and the Reserve Fund are to be invested only in investments authorized by the laws of the State of Texas but must be invested in a manner such that the money required to be expended from any fund will be available at the proper time or times. Amounts in the Reserve Fund shall be used to pay interest on and principal of the Bonds and outstanding Contract Bonds when insufficient funds are available for such purpose in the Debt Service Fund or to be applied toward the payment of principal of or interest on the Bonds and Outstanding Contract Bonds, or additional bonds hereafter issued pursuant to the Master District Contract or in connection with the refunding or redemption of the Bonds and Outstanding Contract Bonds or any additional bonds.

The Trust Indenture provides that an Event of Default shall be either of the following occurrences:

- (a) Failure to pay when due the principal, redemption price or interest on any Bond and Outstanding Contract Bonds; or
- (b) Failure to deposit to the Debt Service Fund money sufficient to pay any principal of or interest on any Bond and Outstanding Contract Bonds no later than the date when it becomes due and payable.

Upon the occurrence of an Event of Default, the Trustee is required to give notice thereof to the Master District and, subject to the other provisions of the Trust Indenture, may proceed to protect and enforce its rights and the rights of the registered owners of the Bonds and outstanding Contract Bonds by suit, action or proceeding at equity or at law or otherwise, whether for the specific performance of any covenant or agreement contained in the Trust Indenture, Bond Resolution, Bonds or Outstanding Contract Bonds or in aid of the execution of any power granted in the Trust Indenture or for the enforcement of any of the legal, equitable or other remedy as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of the rights of the Trustee or such registered owner, including, without limitation, requesting a writ of mandamus issued by a court of competent jurisdiction compelling the directors and other officers of the Master District and/or the Participants to make such payment (but only from and to the extent of the sources provided in the Trust Indenture) or to observe and perform its other covenants, obligations and agreements in the Trust Indenture. The Trust Indenture provides that the Trustee may seek the appointment of receivers, may act without possession of the Bonds or Outstanding Contract Bonds, may act as attorney in fact for the registered owners, no remedy is exclusive and that the delay or omission in the exercise of any right or remedy shall not constitute a waiver.

The Trust Indenture does not provide for any acceleration of maturity of the Bonds and Outstanding Contract Bonds or provide for the foreclosure upon any property or assets of the Master District or the Participants, other than applying the Pledged Revenues as defined in the Trust Indenture in the manner provided in the Trust Indenture.

The Trust Indenture imposes certain limitations on registered owners of Bonds to institute suits, actions or proceedings at law or in equity for the appointment of a receiver or other remedy unless and until the Trustee shall have received the written request of the registered owners of not less than 25% of all Bonds and Outstanding Contract Bonds and any additional bonds from time to time outstanding and secured by the Trust Indenture and the Trustee shall have refused or neglected to institute such suit, action or proceeding for a period of 10 days after having been furnished reasonable indemnity. Notwithstanding the foregoing, registered owners of more than 50% of the aggregate principal amount of the Bonds and Outstanding Contract Bonds and any additional bonds from time to time issued and outstanding shall have the right, by written instrument delivered to the Trustee, to direct the time, method, and place of conducting all proceedings to be taken in connection with the

enforcement of the terms and conditions of the Trust Indenture.

Without the consent of the registered owners, the Master District and the Trustee may from time to time enter into one or more indentures supplemental to the Trust Indenture, which shall form a part of the Trust Indenture, for any one or more of the following purposes:

- (1) to cure any ambiguity, inconsistency or formal defect or omission in the Trust Indenture;
- (2) to grant to or confer upon the Trustee for the benefit of the registered owners any additional rights, remedies, powers, or authority that may lawfully be granted to or conferred upon the registered owners of the Bonds and Outstanding Contract Bonds or the Trustee or either of them;
- (3) to subject to the lien of the Trust Indenture additional revenues, properties, or collateral;
- (4) to modify, amend or supplement the Trust Indenture or any supplemental indenture in such manner as to provide further assurances that interest on the Bonds and Outstanding Contract Bonds will, to the greatest extent legally possible, be excludable from gross income for federal income tax purposes;
- (5) to obtain bond insurance or a rating for the Bonds and Outstanding Contract Bonds;
- (6) to permit any unlimited contract tax bonds to be issued in book-entry-only form; and
- (7) to permit the assumption of the Master District's obligations under the Trust Indenture by any other entity that may become the legal successor to the Master District;

provided, however, that no provision in such supplemental indenture shall be inconsistent with the Trust Indenture or shall impair in any manner the rights of the registered owners.

Except as provided in the preceding paragraph, any modification, change or amendment of the Trust Indenture may be made only by a supplemental indenture adopted and executed by the Master District and the Trustee with the consent of not less than a majority of the aggregate principal amount of the Bonds and Outstanding Contract Bonds then outstanding. However, without the consent of the holders of each outstanding Bond, no modification, change or amendment to the Trust Indenture shall:

- (1) extend the time of payment of the principal thereof or interest thereon, or reduce the principal amount thereof or premium, if any, thereon, or the rate of interest thereon, or make the principal thereof or premium, if any, or interest thereon payable in any coin or currency other than that hereinbefore provided, or deprive such registered owner of the lien hereof on the revenues pledged under the Trust Indenture; or
- (2) change or amend the Trust Indenture to permit the creation of any lien on the revenues pledged hereunder equal or prior to the lien hereof, or reduce the aggregate principal amount of Bonds and Outstanding Contract Bonds. In addition, if no Event of Default exists under the Trust Indenture and the Master District is not in default under the Bond Resolution. The Master District may, upon 60 days written notice to the Trustee and the Owners of the Bonds and Outstanding Contract Bonds, discharge and remove the Trustee.

The Trustee may be removed at any time by an instrument or concurrent instruments in writing, signed by the owners of a majority in principal amount of the Bonds and Outstanding Contract Bonds then outstanding and delivered to the Trustee, with notice thereof given to the Master District.

The Trustee may at any time resign and be discharged from the trusts created by giving written notice to the Master District and by providing written notice to the owners of its intended resignation at least ninety (90) days in advance thereof. Such notice shall specify the date on which such resignation shall take effect and shall be sent by first-class mail, postage prepaid to each registered owner. Resignation by the Trustee shall not take effect unless and until a successor to such Trustee shall have been appointed.

In case the Trustee shall resign, or shall be removed or dissolved, or shall be in the course of dissolution or liquidation, or shall otherwise become incapable of acting, or in case the Trustee shall be taken under control of any public officer or officers or a receiver appointed by a court, a successor may be appointed by the registered owners of a majority in principal amount of the Bonds and outstanding Contract Bonds then outstanding, by an instrument or concurrent instruments in writing, signed by such owners or their duly authorized representatives delivered to the Trustee, with notice thereof given to the Master District; provided, however, that in any of the events above mentioned, the Master District may nevertheless appoint a temporary Trustee to fill such vacancy until a successor shall be appointed by the registered owners in the manner above provided, and any such temporary Trustee so appointed by the Master District shall immediately and without further act be automatically succeeded by the successor to the Trustee appointed by the registered owners. The Master District shall provide written notice to the registered owners of the appointment of any successor Trustee, whether temporary or permanent, in the manner provided in the Trust Indenture for providing notice of the resignation of the Trustee. Any successor Trustee or temporary Trustee shall be a trust company or bank in good standing located in or incorporated under the laws of the State of Texas duly authorized to exercise trust powers and subject to examination by federal or state authority, having a reported capital and surplus of not less than \$150,000,000.

In the event that no appointment of a successor Trustee is made by the registered owners or by the Master District for a period of 90 days from the receipt of notice of such resignation and removal pursuant to the Trust Indenture, the registered owner of any Bond or the retiring Trustee may apply to any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice as it shall deem proper, if any, appoint a successor Trustee.

## USE AND DISTRIBUTION OF BOND PROCEEDS

The proceeds of the Bonds will be used to finance: (i) J2 raw water pump station emergency generator; (ii) North Water Plant fresh water transfer pump; (iii) Effluent distribution pump station and force main; (iv) Caribou Effluent Pond rehabilitation; and (v) engineering for major amendment to TCEQ WWTP Permit. In addition, the proceeds of the Bonds will be used to pay certain engineering costs and other costs associated with the issuance of the Bonds.

The use and distribution of Bond proceeds are set forth below. Of the proceeds to be received from the sale of the Bonds, \$6,171,466 is required for construction costs, and \$598,534 is required for non-construction costs.

### Construction Costs

#### A. Developer Contribution Items

None	\$ <u>          -</u>
<b>Total Developer Contribution Items</b>	<b>\$ <u>          -</u></b>

#### B. District Items

1. J2 Raw Water Pump Station Emergency Generator	\$ 679,219
2. North Water Plant Fresh Water Transfer Pump	1,040,000
3. Effluent Distribution Pump Station and Force Main	1,351,300
4. Caribou Effluent Pond Rehabilitation	1,156,983
5. Contingencies for Items 2-4 (20.78%)	737,436
6. Engineering for Items No. 1-4	1,006,527
7. Engineering for Major Amendment to TCEQ Wastewater Permit	<u>200,000</u>
<b>Total District Items</b>	<b>\$ <u>6,171,466</u></b>

**Total Construction Costs** **\$ 6,171,466**

### Non-Construction Costs

A. Legal Fees <sup>(a)</sup>	\$ 131,550
B. Fiscal Agent Fees (2%)	135,400
C. Bond Discount (1.793%)	121,402
D. Bond Issuance Expenses	54,789
E. Bond Application Report Costs	50,000
F. Attorney General Fee	6,770
G. TCEQ Bond Issuance Fee (0.25%)	16,925
H. Contingency <sup>(b)</sup>	<u>81,698</u>
<b>Total Non-Construction Costs</b>	<b>\$ <u>598,534</u></b>

**TOTAL BOND ISSUE REQUIREMENT** **\$ 6,770,000**

(a) Represents 2% of the first \$6,000,000 of principal amount and 1.5% of principal amount over \$6,000,000.

(b) The TCEQ, in its approval of the Bonds, directed any surplus Bond proceeds to be shown as a contingency line item and be subject to the TCEQ rules on use of surplus Bond funds.

## INVESTMENT CONSIDERATIONS

### General

The Bonds are obligations solely of the Master District and are not obligations of the State of Texas; Travis County, Texas; Austin, Texas; or any other political subdivision other than the Master District. The Bonds are payable solely from and to the extent of the Pledged Contract Payments and Pledged Revenues. The obligations of the Participants to make Pledged Contract Payments are several, not joint, obligations pro-rated among the Participants based upon a proportion of the assessed valuation of property within their respective boundaries to the assessed valuation of the Service Area. No Participant is obligated to pay the Pledged Contract Payments allocated to any other Participant. The security for payment of the principal of and interest on the Bonds, therefore, depends on the ability of each Participant to collect annual ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries sufficient to pay both debt service requirements on its direct unlimited tax bonds, if any, and to make its Pledged Contract Payments. Taxes collected by each Participant are allocated between Pledged Contract Payments which are the source of payment of the Bonds and Outstanding Contract Bonds and other ad valorem taxes levied by such Participant without priority of taxes levied for one purpose over taxes levied for any other purpose. The collection by each Participant of delinquent taxes owed to it and the enforcement by registered owners of the Participant's obligation to collect sufficient taxes, if required, may be a costly and lengthy process. Furthermore, the Master District and Participants cannot and do not make any representations that continued development of taxable property within the Service Area will accumulate or maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property, if such property is foreclosed upon by a Participant for non-payment of taxes. See "Registered Owners' Remedies" below and "THE BONDS -Source of and Security for Payment."

### Factors Affecting Taxable Values and Tax Payments

**Economic Factors and Interest Rates:** A substantial percentage of the taxable value of the Service Area results from the current market value of single-family residences presently located in the Service Area and from the market value of developed lots and condominium units which currently exist or are being developed by Stratus Properties (the "Developer") for sale to homebuilders and individuals for the construction of residences. The market value of such homes, lots and condominium units is related to general economic conditions affecting the demand for and taxable value of residences. Demand for lots of this type and the construction of residential dwellings thereon can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and the prosperity and demographic characteristics of the urban center toward which the marketing of homes, lots, and condominium units is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the Service Area or could adversely impact such values.

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers and homebuilders are able to obtain financing for development and construction costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete development and construction activities within the Service Area. Because of the numerous and changing factors affecting the availability of funds, the Master District is unable to assess the future availability of such funds for continued development and construction within the Service Area. In addition, although located approximately eight (8) miles from the central downtown business district of the City of Austin, the success of development within the Service Area and growth of Service Area taxable property values are, to a great extent, a function of the Austin metropolitan area and regional economics.

**Competition:** The demand for and construction of single-family homes in the Service Area could be affected by competition from other residential developments including other residential developments located in other utility districts located near the Service Area, many of which have a more mature development status. In addition to competition for new home sales from other developments, there are numerous previously owned homes in more established neighborhoods closer to downtown Austin that are for sale. Such homes could represent additional competition for new homes proposed to be sold within the Service Area.

The composite tax rate for the Participants may be higher than that of many competing subdivisions, and such higher tax rates could adversely affect future development within the Service Area and the requisite growth of property tax values in the Service Area. Also, lot prices currently charged by the Developer with respect to certain subdivisions in the Service Area may be higher than in competing area subdivisions, and such lot prices may adversely affect home building activities in parts of the Service Area.

The competitive position of the Developer in the sale of developed lots and condominium units and of prospective builders in the construction of single-family residential houses within the Service Area, as well as the position of homeowners in reselling homes, 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 Service Area and tax revenues to be received by the Participants. The Master District can give no assurance that building and marketing programs in the Service Area by the Developer will be implemented or, if implemented, will be successful.

**Developer Under No Obligation to the Master District:** There are no commitments from or obligations of the Developer or any other landowners within the Service Area to develop their property at any particular rate or according to any specified plan, and there is no restriction on any landowner's right to sell all or any portion of its land. Failure to construct taxable improvements on developed lots and failure of landowners to develop their land would restrict the rate of growth of taxable value in the Service Area. The Master District is also dependent upon the Developer and the other principal landowners for the timely payment of the annual ad valorem tax levied by each Participant for the purpose of paying debt service on the Bonds (the "Contract Tax"), and the Master District cannot predict what the future financial condition of

the Developer will be, or what effect, if any, the conditions described herein may have on their ability to pay taxes. See “THE DEVELOPER” and “TAX DATA – Principal Taxpayers – Table 7.”

***Dependence Upon the Developer, Lot Owners, and Builders:*** The growth of the tax base is dependent upon additional development of lots in the Service Area and the construction of homes thereon. The Developer is under no obligation to continue to market, or improve, or to develop tracts of land. Thus, the furnishing of information related to the proposed development by the Developer should not be interpreted as such a commitment by the Developer. The Master 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 landowner to whom such party may sell all or a portion of its holdings within the Service Area, to implement any plan of development. Furthermore, there is no restriction on the Developer’s right to sell its land. The Master District can make no prediction as to the effects that current or future economic or governmental circumstances or regulations may have on any plans of the Developer. Failure to construct taxable improvements on developed lots and tracts or failure of the Developer to develop their land would restrict the rate of growth of taxable value in the Service Area. See “PARTICIPANTS IN CURRENT SERVICE AREA - Status of Development,” and “THE DEVELOPER.”

***Regulatory Constraints:*** The Master District together with the other Participants is part of an approximately 3,520-acre master planned community. To the extent the remainder of acreage located within the Participants does not develop due to economic or other factors, including, without limitation, implementation of City and other governmental land use, water quality and other regulatory restrictions, such lack of development may have an adverse impact on the assessed valuation and tax rate within the Master District.

According to representatives of Stratus Properties, it has obtained all of the environmental permits required by current laws and regulations to develop its property within the Participants in the manner currently planned. Notwithstanding Stratus Properties obtaining such permits, the Participants are located in an area considered to be environmentally sensitive and environmental regulations are subject to frequent changes. It is located within the contributory zone of the Edwards Aquifer, and the area in which the Participants are situated is known to provide habitat for certain rare and endangered species of wildlife and plants. The area, therefore, has at various times been subject to ordinances, laws, rules, and regulations including particularly those relating to water quality, that restrict the amount and nature, and increase the cost of, land development in the region. Regulatory entities such as the TCEQ, U. S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and private environmental and special interest groups have historically and may in the future seek to impose development restrictions that could affect the taxable value of land within the Participants. See “INVESTMENT CONSIDERATIONS – Certain Development Regulations.” Travis County, including areas within and in the vicinity of the Participants, is known to contain habitat of a number of species listed as endangered or threatened under the Endangered Species Act, including the salamander, golden cheeked warbler, the blackcapped vireo, numerous species of cave or karst dwelling invertebrates, and certain species of plant, including the canyon mock orange and the bracted twist flower. Some of these species and/or their habitat may occur within the Participants. In addition, the Participants may contain or affect the habitat of species yet to be listed, but perhaps suitable for listing. The presence of endangered species or their habitat or potential impact on off-site habitat can significantly and adversely affect the value or usability of property. The Endangered Species Act and the regulations promulgated thereunder may prohibit the destruction or adverse modification of habitat without acquiring an appropriate permit.

***Impact on Contract Tax Rates:*** Assuming no further development or construction of taxable improvements, the value of the land and improvements currently within the Service Area will be the major determinant of the ability or willingness of the property owners within each Participant to pay their taxes. The aggregate 2023 Certified Assessed Valuation of the Service Area is \$2,357,123,959 (see “COMPOSITE FINANCIAL STATEMENT”). After issuance of the Bonds, the Maximum Annual Debt Service Requirement will be \$6,044,602 (2034) and the Average Annual Debt Service Requirement will be \$4,391,074 (2025 through 2048, inclusive). Assuming (1) no increase or decrease from the 2023 Certified Assessed Valuation, and (2) no use of funds on hand, a Pledged Contract Tax rate of \$0.27 per \$100 assessed valuation at a 95% collection rate would be necessary to pay each Participant's pro rata share of the Maximum Annual Debt Service Requirement of \$6,044,602 and a Pledged Contract Tax rate of \$0.20 per \$100 assessed valuation at a 95% collection rate would be necessary to pay each Participant's pro rata share of the Average Annual Debt Service Requirement of \$4,391,074. The aggregate 2024 Certified Assessed Valuation of the Service Area is \$2,550,804,308. Based upon the assumptions above, Pledged Contract Tax rates of \$0.25 and \$0.19 per \$100 assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the Maximum Requirement and the Average Requirement, respectively See “DEBT SERVICE REQUIREMENTS – TABLE 3” and “TAX DATA - Tax Adequacy for Debt Service.”

The Service Area property owners are or will be responsible for the payment of ad valorem taxes levied by each Participant to pay its bonds previously issued or to be issued in the future. See “APPENDIX A” for a listing of outstanding debt of the Participants. In addition, property located within the Service Area is subject to taxation by various other governmental entities. The aggregate amount of taxes imposed by such entities could materially affect development and the sale of homes in the Service Area. See “TAX DATA - Overlapping Taxes for 2023.”

### **Overlapping and Combined Tax Rates**

The combined tax rate projections for the Participants reflect a composite tax rate of any Participant including a Participant's debt service and/or maintenance taxes and the Pledged Contract Tax. The tax rate that may be required to service debt on any bonds issued by a Participant is subject to numerous uncertainties such as the growth of taxable values within the boundaries of each Participant, the amount of direct unlimited tax bonds issued by each Participant, regulatory approvals, construction costs and interest rates. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated in the Service Area will be competitive with the tax rates of competing projects in the Austin metropolitan area. To the extent that such composite tax rates are not competitive with competing developments the growth of property tax values in the Service Area and the investment quality or security of the Bonds could be adversely affected. The combined 2024 tax levies of each Participant (including the Pledged Contract Tax) was \$0.3700 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 3, \$0.6500 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 4, \$0.4405 per \$100 Assessed

Valuation for Travis County Municipal Utility District No. 5, \$0.4340 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 6, \$0.9089 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 7, \$0.4700 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 8, and \$0.7680 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 9. Such a combined tax levy is higher than the tax levy of many municipal utility districts in the Austin metropolitan area, although such a combined levy is within the range of levies imposed for similar purposes by certain municipal utility districts in the Austin metropolitan area in stages of development comparable to the Service Area.

The current TCEQ rules regarding the feasibility of a bond issue for a utility district in Travis County limit the projected combined total tax rate of entities levying a tax for water, wastewater, and drainage to \$1.20. The total combined tax rate for the Participants includes each Participant's projected tax rate including the Pledged Contract Tax. The projections for the Participants are consistent with the rules of the TCEQ. If the total combined tax rate of the Participants should ever exceed \$1.20, the Participant exceeding \$1.20 and the Master District could be prohibited under rules of the TCEQ from selling additional bonds. See "INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments - *Impact on Contract Tax Rates*" above.

The Master District and each Participant may each independently issue additional debt which may change the projected and actual tax rates in the future, which changes may adversely affect future growth and which could affect the ability of each to issue future debt.

### **Water, Wastewater and Water Quality**

Each Participant is further obligated to pay monthly charges to the Master District for water, wastewater and water quality services rendered pursuant to the Master District Contract. The monthly charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a combination of actual usage and a "unit cost" of operation and maintenance expense and reserve requirements calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance will be calculated by multiplying the number of equivalent single-family residential connections reserved to each Participant on the first day of the previous month for each of such services by the unit cost per equivalent single-family residential connection. See "MASTER DISTRICT FACILITIES - Operations."

### **Undeveloped Acreage**

There are approximately 3,282 developable acres of land within the Service Area, of which approximately 475 have not been provided with internal water distribution, wastewater collection and/or storm drainage facilities, including water quality facilities, necessary to the construction of taxable improvements. There are about 2,807 acres of land within the Service Area which have been or are being provided with Master Facilities for water distribution, wastewater collection and/or storm drainage facilities, including water quality facilities. The Master District makes no representation as to when or if such development will occur. See "PARTICIPANTS IN CURRENT SERVICE AREA - Status of Development."

### **Demand for and Fluctuation of Assessed Valuation of Certain Housing Products**

As reflected in "THE DEVELOPER – Description of Developer" herein, the housing product completed and currently planned for portions of the Service Area consists of single family and detached condominium units/patio homes with anticipated prices ranging from \$600,000 to over \$14,000,000. Due to the price ranges of the housing currently under construction and planned within the Service Area, the demand and fluctuation of assessed valuation for such housing product may be more adversely affected by economic conditions than other lower cost housing products within the Austin area. Due to the higher-than-normal average home values within the Service Area, there is a greater likelihood that homeowners will annually challenge TCAD's appraisals.

### **Effects of Master Planned Community/Regulatory Constraints**

The Developer has represented that it intends to sell developed lots and condominiums to individuals, homebuilders, condominium developers, apartment developers or office/retail developers in the Service Area. See "PARTICIPANTS IN CURRENT SERVICE AREA - Status of Development," "THE BARTON CREEK DEVELOPMENT," and "THE DEVELOPER." However, the Developer has no legal obligation to the Master District to carry out its current plans or any other plans of development within the Service Area. Furthermore, there is no restriction on the Developer or other landowners selling their land. The Master District can make no prediction as to the effects that inflation, interest rates, a depressed economy, falling energy prices, potential transportation problems, flooding, environmental or other government regulations, or other factors, whether economic, governmental, or otherwise, may have on the plans of the Developer. See "Factors Affecting Taxable Values and Tax Payments" above.

Neither the Developer nor any subsidiaries, if any, are obligated to pay principal of and interest on the Bonds. See "THE DEVELOPER." Furthermore, the Developer has no binding commitment to the Master District or to the Participants to carry out any plans of development in the Service Area, and the furnishing of information related to proposed development by a developer should not be interpreted as such a commitment.

## **Dependence on Principal Taxpayers**

The 2024 top ten taxpayers (consisting of Barton Creek Resort and Clubs, Inc., BMIR Santal LLC, Barton Creek Villas LLC, Saint June LP, Holden Hills LP, Villas at Amarra Drive LLC, Stratus Properties Operating, Owner's Club at Barton Creek LP, Barton Creek Office Partners, LP, and an individual homeowner) represent approximately 23.58% (\$601,474,059) of the 2024 certified taxable assessed value of the property within the Service Area. In the event that such taxpayers, or any other principal taxpayer or developer, should default in the payment of taxes in an amount which exceeds the Master District's debt service fund surplus, the ability of the Master District to make timely payment of debt service on the Bonds will be dependent on its ability and the ability of each Participant to collect taxes (including the Pledged Contract Tax) from such delinquent taxpayer and other taxpayers within the Service Area. Failure to recover or borrow funds in a timely fashion could result in an increase in the Pledged Contract Tax rate. See "BARTON CREEK RESORT, LLC," "THE DEVELOPER," "TAX DATA – Principal Taxpayers – Table 7" and "TAXING PROCEDURES –Rights in the Event of Tax Delinquencies."

## **Bankruptcy Limitation to Registered Owners' Rights**

The enforceability of the rights and remedies of registered owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the Participants and the Master District. Subject to the requirements of Texas law discussed below, a political subdivision such as the Participants and the Master District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners' remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismissed the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the Participants and the Master District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is specifically authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiations are impracticable. Under Texas law, a municipal utility district, such as the Participants and the Master District, must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

If the Participants and the Master District were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, they could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a registered owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, 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 the registered owner's claim against the Participants and the Master District.

## **Bond Insurance Risks**

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 earlier due date of such principal by reason of mandatory or optional redemption, 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 redemption. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional redemption of the Bonds which is recovered by the Master District from the owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the bond insurer (the "Bond Insurer") at such time and in such amounts as would have been due absent such redemption by the Master 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 Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies that the Paying Agent exercises and the Bond Insurer's consent may be required in connection with amendments to the Bond Resolution.

In the event the Bond 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 by the Paying Agent pursuant to the Bond Resolution. In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of the Bond Insurer and its ability to pay claims which is predicated upon a number of factors that could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of

the ratings on the Bonds insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds.

The obligations of the Bond Insurer are general obligations of the Bond Insurer and in an event of default by the Bond Insurer, the remedies available to the Paying Agent may be limited by applicable bankruptcy law or other similar laws related to insolvency. No independent investigation into the ability of the Bond Insurer to pay claims has been made and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given.

### **The Effect of the Financial Institutions Act of 1989 on Tax Collections of the Master District**

The “Financial Institutions Reform, Recovery and Enforcement Act of 1989” (“FIRREA”), enacted on August 9, 1989, contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens, and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation (“FDIC”) when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties or fines, including those arising from the failure to pay any real or personal property tax when due and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

There has been little judicial determination of the validity of the provisions of FIRREA or how they are to be construed and reconciled with respect to conflicting state laws. However, certain recent federal court decisions have held that the FDIC is not liable for statutory penalties and interest authorized by State property tax law, and that although a lien for taxes may exist against real property, such lien may not be foreclosed without the consent of the FDIC, and no liens for penalties, fines, interest, attorney’s fees, costs of abstract and research fees exist against the real property for the failure of the FDIC or a prior property owner to pay ad valorem taxes when due. It is also not known whether the FDIC will attempt to claim the FIRREA exemptions as to the time for contesting valuations and tax assessments made prior to and after the enactment of FIRREA. Accordingly, to the extent that the FIRREA provisions are valid and applicable to any property in a Participant or the Master District, and to the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in a Participants or the Master District, and may prevent the collection of penalties and interest on such taxes.

### **Marketability**

The Master District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price for 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.

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

Failure of the Master District to comply with certain covenants contained in the Bond Resolution 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**

Pursuant to the Master District Contract, the Master District may sell unlimited contract tax bonds in an amount necessary to provide the facilities intended to be provided by the Master District on a parity with the Bonds. The Master District anticipates that it will continue to issue unlimited contract tax bonds in installments over the next several years.

Any future issues of bonds are intended to be sold at the earliest practicable date consistent with the maintenance of a reasonable tax rate in the Service Area (assuming projected increases in the value of taxable property made at the time of issuance of bonds are accurate). The Master District does not employ any formula with respect to assessed valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional bonds is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. See “INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments - *Impact on Contract Tax Rates*” above and “THE BONDS – Issuance of Additional Bonds.”

The Master District has the right to issue obligations other than the Bonds, including unlimited tax bonds for the purpose of financing internal water, wastewater and storm drainage facilities within its boundaries, tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. As a Participant, the voters of the district have authorized the issuance of \$8,850,000 principal amount of unlimited tax bonds, of which \$6,915,000 remains authorized but unissued.

## Certain Development Regulations

Property within the Master District and the Participants was originally included in a Water Quality Protection Zone (the “Zone”) pursuant to the provisions of Section 26.179 of the Texas Water Code. The purpose of the Zone was to authorize development in accordance with a water quality plan filed by the property owner and approved by the TCEQ. On January 9, 1998, the City of Austin filed a petition in the 345<sup>th</sup> Judicial District Court in Travis County, Texas (City of Austin v. Horse Thief Ranch et al) to declare unconstitutional and void Section 26.179 of the Texas Water Code and ten (10) water quality zones including the Zone. On June 15, 2000, the Texas Supreme Court in a 6-3 decision affirmed the trial court's decision that Section 26.179 of the Texas Water Code is unconstitutional.

Since the Texas Supreme Court's ruling, any development within the Master District and the other Participants has complied with City of Austin development/water quality ordinances which generally limit the amount of impervious cover. Compliance with the City of Austin development/water quality ordinance will likely result in a less dense development than otherwise allowed under the water quality plan of the Zone and, depending upon market and economic conditions, could adversely affect the ultimate assessed valuation within the Service Area. Additionally, the processing of development plans and plats for the Participants through the City of Austin, without benefit of the Zone, may result in some delay in development approvals.

## No Requirement to Build on Developed Lots

There is currently no requirement that individuals or other purchasers of developed lots within the Master District or the other Participants commence or complete construction of improvements within any particular time period. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable value in the Master District and the other Participants.

## Environmental Regulation

*General.* Wastewater treatment and water supply facilities are subject to stringent and complex environmental laws and regulations. Facilities must comply with environmental laws at the federal, state, and local levels. These laws and regulations can restrict or prohibit certain activities that affect the environment in many ways such as:

- Requiring permits for construction and operation of water supply wells and wastewater treatment facilities;
- Restricting the manner in which wastes are released into the air, water, or soils;
- Restricting or regulating the use of wetlands or other property;
- Requiring remedial action to prevent or mitigate pollution; and
- Imposing substantial liabilities for pollution resulting from facility operations.

Compliance with environmental laws and regulations can increase the cost of planning, designing, constructing, and operating water production and wastewater treatment facilities. Sanctions against a water 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 as to future compliance of, and the ability to operate, the Master District's water supply, wastewater treatment, and drainage facilities. Environmental laws and regulations can also impact an area's ability to grow and develop. The following is a discussion of certain environmental concerns that relate to the Master District. It should be noted that changes in environmental laws and regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the Master District.

*Air Quality Issues.* The Federal Clean Air Act (“CAA”) requires the United States Environmental Protection Agency (the “EPA”) to adopt and periodically revise national ambient air quality standards (“NAAQS”) for each air pollutant that may reasonably be anticipated to endanger public health or welfare. Areas that exceed the NAAQS for a given pollutant can be designated as nonattainment by the EPA. A nonattainment designation then triggers a process by which the affected state must develop and implement a plan to improve air quality and “attain” compliance with the appropriate standard. This so-called State Implementation Plan (“SIP”) entails enforceable control measures and time frames.

In 1997, the EPA adopted the “8-hour” ozone standard of 80 parts per billion (“ppb”) (the “1997 Ozone Standard”) to protect public health and welfare. In 2008, the EPA lowered the ozone standard to 75 ppb (the “2008 Ozone Standard”). The Austin area, consisting of Williamson, Hays, Travis, Bastrop, and Caldwell Counties (the “Austin Area”) was not designated “nonattainment” under the 2008 Ozone Standard.

On October 1, 2015, the EPA lowered the ozone standard to 70 ppb (the “2015 Ozone Standard”). On May 1, 2018, the EPA designated the Austin Area as “attainment” under the 2015 Ozone Standards, which became effective on September 7, 2018.

Should the Austin Area fail to achieve EPA NAAQS, or should the Austin Area fail to satisfy a then effective SIP (for nonattainment or otherwise), or for any other reason should a lapse in conformity with the CAA occur, the Austin Area may be subjected to sanctions pursuant to the CAA. Under such circumstances, the TCEQ would be required under the CAA to submit to the EPA a new SIP under the CAA for the Austin Area. Due to the complexity of nonattainment/conformity analysis, the status of EPA's implementation of any future EPA NAAQS, and the incomplete information surrounding any SIP requirements for areas designated nonattainment under any future EPA NAAQS, the exact nature of sanctions or any potential SIP that may be applicable to the Austin Area in the near future is uncertain. The CAA provides for mandatory sanctions, including the suspension of federal highway funding, should the State fail to submit a proper SIP, or associated submissions, or fail to revise or implement a SIP, or fail to comply with an existing SIP. Subject to certain exceptions, if the Austin Area falls out of conformity and the mandatory highway funding suspension sanction is implemented, the United States Secretary of Transportation may be prohibited from approving or awarding transportation projects or grants within the area.

It is possible that nonattainment, a lapse in conformity under the CAA, litigation involving injunctive or other relief, or other environmental issues may impact new industrial, commercial, and residential development in the Austin Area.

*Water Supply & Discharge Issues.* Water supply and discharge regulations that the City and the Master District may be required to comply with involve: (1) public water supply systems, (2) wastewater discharges from treatment facilities, (3) storm water discharges, and (4) wetlands dredge and fill activities. Each of these is addressed below:

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and Environmental Protection Agency’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a city’s and water control and improvement district’s provision of water for human consumption is subject to extensive regulation as a public water system.

Water control and improvement 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 other regulatory action levels established under the agency’s rules. The EPA has established NPWDRs for more than ninety (90) contaminants and has identified other contaminants which may require national drinking water regulation in the future.

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

Operations of utility districts, including the Master District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas within the “waters of the United States.” The Master District must also obtain a permit from the United States over which the EPA and the United States Army Corps of Engineers (“USACE”) have jurisdiction under the CWA. The CWR significantly expanded the scope of the federal government’s CWA jurisdiction over intrastate water bodies and wetlands.

On May 25, 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection.

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

Operations of the Master District are also potentially subject to stormwater discharge permitting requirements as set forth under the Clean Water Act and regulations implementing the Clean Water Act. The TCEQ adopted, by reference, the vast majority of the EPA regulations relating to stormwater discharges and currently has issued a general permit for stormwater discharges associated with industrial activities and proposed two general permits for stormwater discharges associated with construction activities and municipal separate stormwater systems. Pursuant to the Clean Water Act and EPA regulations, the Master District is defined as a MS4 (Municipal Separate Storm Sewer System) as it is located in an urbanized area as defined by the EPA. Travis County Municipal Utility District No. 4, as a Participant, does not have a population of 1,000 or more people and has, therefore, applied for an exemption to the requirement that it obtain coverage under the permit. Travis County Municipal Utility District No. 4 anticipates receiving an exemption. However, should Travis County Municipal Utility District No. 4 not be exempted from the permitting requirements, the Master District must develop a stormwater management program (the “Stormwater Management Program”). The Stormwater Management Program must include certain minimum control measures as outlined in the Permit. These include pollution prevention and good housekeeping for facility operations, construction site runoff controls, post construction control measures, illicit discharge detection and elimination, and public education. For each minimum control measure, the Master District must utilize one or more best-management practices to achieve minimal compliance as outlined in the permit. Once the Master District has obtained TCEQ approval of the Stormwater Management Program and coverage under the permit, the Master District must report progress under the permit annually to TCEQ. The Master District could incur substantial costs to implement the Stormwater Management Program as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. Failure to comply with these requirements may result in the imposition of administrative, civil, and criminal penalties as well as injunctive relief under the Clean Water Act or the Texas Water Code.

**Operations of the Master District are also potentially subject to requirements and restrictions under the Clean Water Act regarding the use and alteration of wetland areas that are within the “waters of the United States.” The Master District must obtain a permit from the U.S. Army Corps of Engineers if operations of the Master District require that wetlands be filled, dredged, or otherwise altered.**

## **Potential Impact of Natural Disaster**

The Master District could be impacted by a natural disaster, such as wide-spread fires, earthquakes, or weather events such as hurricanes, tornados, 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 Service Area, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the Service Area, or an increase in the Participants 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 Service Area that were damaged. Even if insurance proceeds are available and damaged properties are rebuilt, there could be a lengthy period in which assessed values in the Service Area would be adversely affected. There can be no assurance the Master District will not sustain damage from such natural disasters.

## **Future and Proposed Legislation**

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

## **State Legislative Changes**

The Texas 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 Texas Legislature may enact laws that materially change current law as it relates to the Master District.

## **Storm Water**

In 2018, the National Oceanic and Atmospheric Administration completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the Service Area 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 Service Area. 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. See "THE SYSTEM – 100-Year Flood Plain."

## **Drought Conditions**

Central Texas, like other areas of the State, is experiencing drought conditions. The Master District adopted a water conservation plan and currently has implemented water restrictions for residents of the Master District and the Participants. The LCRA provides water to the Master District in amounts sufficient to service the residents of the Master District and other Participants. However, if drought conditions continue water usage and rates could be impacted.

## **Forward-Looking Statements**

The statements contained in this Official Statement, and in any other information provided by the Master District, that are not purely historical, are forward-looking statements, including statements regarding the Master District's expectations, hopes, intentions, or strategies regarding the future.

Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the Master District on the date hereof, and the Master District assumes no obligation to update any such forward-looking statements.

The forward looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic competition, market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

## THE BARTON CREEK DEVELOPMENT

The Barton Creek development encompasses approximately 4,157 acres located in western Travis County, Texas, including (i) approximately 3,520 acres located within the boundaries of the Participants, (ii) approximately 305 acres located within Travis County Water Control & Improvement District No. 19 (“WCID 19”), and (iii) approximately 332 acres located outside the boundaries of any municipal utility district, but located within the service area of the Barton Creek Water Supply Corporation (collectively, the “Barton Creek Development”).

Development of the Barton Creek Development began in the mid-1980s when the then developer-initiated development within WCID 19, the service area of the Barton Creek Water Supply Corporation and what is now the boundaries of the Master District. Initial development within the Barton Creek Development included construction of the water supply and sewage treatment facilities serving the development, various single-family home lots and the Barton Creek Resort and Spa. Such development was halted shortly after initiation.

Between 1988 and 1990, Stratus Properties’ predecessors-in interest acquired a significant portion of the Barton Creek Development, including existing unimproved lots, undeveloped land, the water supply and sewage treatment facilities and the Barton Creek Resort and Spa. Development within WCID 19 was reinstated in 1990. Development within the Participants was reinstated in 1996.

The Barton Creek Development is a master planned community currently designed to contain single family, multi-family, condominium, commercial, office, retail and recreational development and related uses. As of May 1, 2024, residential development within the Participants included 582 completed single family homes, 20 single family homes under construction, 18 single family lots that are vacant, 214 completed detached condominium patio homes, 10 detached condominium patio home under construction, 9 detached condominium patio home lots that are vacant, one 216 unit apartment complex (called the Barton Creek Villas) including a clubhouse, fitness center and pool area; one 448 unit apartment complex (called the Santal Apartments) including a clubhouse, fitness center and pool area; one 182 unit apartment complex (called the Saint June Apartments) including a clubhouse, fitness center and pool area; additional development includes a senior living center, and commercial, retail and office developments.

Development within Travis County Municipal Utility District No. 3 includes approximately 733.93 acres of single-family residential subdivisions and a 216-unit multi-family complex known as the Barton Creek Villas apartment complex that includes a clubhouse, fitness center, and pool area on approximately 24.53 acres. Vacant lots are being marketed to various custom homebuilders and individuals with housing products to exceed \$1,000,000 in purchase price. Additional development within Travis County Municipal Utility District No. 3 includes the Querencia senior living facility on approximately 27.84 acres, discussed below, a private school constructed on approximately 31.35 acres, and approximately 11,000 square feet of retail space and approximately 15,000 square feet of office space constructed on approximately 8 acres.

Within Travis County Municipal Utility District No. 5, 218 residential lots have been developed on 384.41 acres, including Calera Court, Calera Drive, Amarra Drive, Phase 1, Amarra Drive, Phase 2, Amarra Drive Phase 3A, Amarra Drive Phase 3B and Block G (Villas at Amarra). Vacant lots are being marketed to various custom homebuilders and individuals with housing products to exceed \$1,000,000 in purchase price. Additionally, an 18-hole golf course is located within the boundaries of Travis County Municipal Utility District No. 5, as well as a 182-unit multi-family complex known as the Saint June apartment complex that includes a clubhouse, fitness center, and pool area on approximately 21 acres.

Within Travis County Municipal Utility District No. 6, the Escala Subdivision has been developed as 65 residential lots on 264.62 acres. Lots are being sold to individuals and custom homebuilders. Residences in Escala range from 3,600 to over 30,000 square feet with a sale price ranging from \$1,600,000 to \$9,000,000.

Within Travis County Municipal Utility District No. 8, the Mirador Subdivision has been developed as 34 residential lots on 186 acres. Lots are being sold to individuals and custom homebuilders. Residences in Mirador range from 3,400 to 7,000 square feet with a sale price ranging from \$1,500,000 to \$7,000,000. An affiliate of Stratus Properties constructed the Santal Apartments, a 448-unit multi-family complex on approximately 35 acres.

Holden Hills LP, an affiliate of Stratus, began construction of utility facilities to serve Sections K, L, and O Phase 1 (approximately 343.60 acres; platted as 12 single family lots and 320 detached condominium patio home lots) in February 2023, which is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 (153.60 acres; 12 single family lots and 134 detached condominium patio home lots) and Travis County Municipal Utility District No. 9 (190.00 acres; 186 detached condominium patio home lots).

In September 2005, Barton Creek Senior Living Community, Inc. (“BCSLC”), a Texas nonprofit corporation, purchased approximately 38 acres from Stratus Properties to construct Querencia at Barton Creek (“Querencia”), a continuing care retirement community. Also in September 2005, the Travis County Health Facilities Development Corporation issued tax-exempt bonds in the amount of \$111,570,000 on behalf of BCSLC to construct and equip Querencia. Querencia opened in June 2007, is located within Travis County Municipal Utility District No. 3, and is managed by Senior Quality Lifestyles Corporation (“SQLC”), a Texas nonprofit corporation. According to SQLC, Querencia is comprised of 167 Independent Living apartments and villas, 40 Assisted Living suites and 23 Memory Support Assisted Living suites and a nursing facility with 42 health center beds.

BCSLC applied for and was granted a charitable organization tax-exemption, although there is a restrictive covenant that runs with the land that waives BCSLC’s right to claim any tax exemption for Travis Co. MUD No. 3 until September 2035. Due to this, the Travis Central

Appraisal District (“TCAD”) removed Querencia from the tax rolls in the years 2015 through 2024. The 2024 assessed value of Querencia is equal to 13.36% of the total 2024 assessed value of Travis County MUD No. 3 and 5.70% of the total 2024 assessed value of the Service Area. Effective June 18, 2018, through 2036, BCSLC, the Master District, and Travis County MUD No. 3 have entered into a Payment in Lieu of Taxes Agreement (“PILOT”) under which BCSLC has agreed to make annual payments in lieu of taxes based on an appraised value determined by an independent appraiser in accordance with the terms of the PILOT. BCSLC has made payments annually to Travis County MUD No. 3 in amounts equal to the 2015 through 2023 taxes owed.

For a description of the Barton Creek Resort and Country Club and the Owners Club at Barton Creek located within the Barton Creek Development see “BARTON CREEK RESORT, LLC” in this Official Statement.

In addition to the development occurring within the Participants, WCID 19 includes 227 homes, and the service area of the Barton Creek Water Supply Corporation includes 212 homes.

## **THE MASTER DISTRICT**

### **General**

The Master District is a political subdivision of the State of Texas created, along with six other conservation and reclamation districts, by an act of the 74th Regular Session of the Texas Legislature (S.B. 1606) on June 16, 1995, and operates under Chapters 49 and 54 of the Texas Water Code, as amended. The Master District is subject to the continuing supervision of the TCEQ.

The Master District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities, and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water, including water quality, to the acreage within its boundaries and the Service Area in its capacity as the provider of certain Service Area wide improvements. The Master District may also provide park and recreational facilities and solid waste disposal services. The Master District may issue bonds and other forms of indebtedness to purchase or construct such facilities, if approved by the voters within the Master District and the TCEQ. The Master District may also establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts and provide such facilities and services to the customers of the Master District.

### **Description and Location**

Travis County Municipal Utility District No. 4, as a Participant, encompasses 491.54 acres of land, and in its capacity as the Master District and as the provider of certain area-wide utilities serves the approximately 3,520 acres located in the Service Area, including the acreage within the Master District's boundaries. In addition, the Master District provides wholesale water and sanitary sewer service to Travis County Water Control & Improvement District No. 19 (“WCID 19”) and provides wholesale water service to the Barton Creek Water Supply Corporation. See “MASTER DISTRICT FACILITIES – Wholesale Service Agreements.” The Master District and its Service Area are located approximately 8 miles south - southwest of Austin's central business district and is situated approximately 2 miles southwest of the intersection of RM 2244 and Capital of Texas Highway. The Service Area lies partially within the extraterritorial jurisdiction of the City of Austin and within the boundaries of the Austin Independent School District. Access to Barton Creek is currently provided by Capital of Texas Highway to RM 2244 to Barton Creek Boulevard.

## **PARTICIPANTS IN CURRENT SERVICE AREA**

### **Creation, Authority and Description**

Travis County Municipal Utility District Nos. 3, 4 (in its role as a participating district), 5, 6, 7, 8 and 9 (the “Participants”) operate as municipal utility districts pursuant to Chapters 49 and 54 of the Texas Water Code and are located within the Barton Creek Development. The creation of the Participants was initiated separately by Stratus Properties to finance the construction of water, wastewater, and storm drainage facilities within the Participants' boundaries. The Participants were created by a special act of the Texas Legislature.

The Participants are empowered to exercise all powers and functions which will permit accomplishment of the purposes for which they were created. Each Participant may issue bonds, with the approval of the TCEQ and the authorization of its board of directors and (if payable from taxes) its voters, to acquire and maintain facilities necessary to providing water, wastewater, and storm drainage, including water quality, to the land within their respective boundaries. Each Participant may also establish, operate, and maintain a fire department or contract for fire-fighting services, if the TCEQ and its voters approve a plan for that purpose. To date, Travis County Municipal Utility District No. 3 has issued five series of new money unlimited tax bonds totaling \$11,110,000 and five series of refunding unlimited tax bonds totaling \$13,990,000, Travis County Municipal Utility District No. 4 as a Participant district has issued one series of new money unlimited tax bonds in the amount of \$1,935,000 and one series of refunding unlimited tax bonds in the amount of \$1,750,000, Travis County Municipal Utility District No. 5 has issued four series of new money unlimited tax bonds totaling \$7,770,000 and two series of refunding unlimited tax bonds totaling \$6,300,000, Travis County Municipal Utility District No. 6 has issued one series of new money unlimited tax bonds in the amount of \$1,710,000 and one series of refunding unlimited tax bonds in the amount of \$1,460,000, and Travis County Municipal Utility District No. 8 has issued two series of new money unlimited tax bonds in the amount of \$2,290,000 and one series of refunding unlimited tax bonds in the amount of \$1,400,000. Travis County Municipal Utility District No. 7 and Travis County Municipal Utility District No. 9 have not issued unlimited tax bonds for the purposes described above, but each district anticipates issuing bonds in the future.

## **Operations**

Pursuant to the Master District Contract, the Master District will deliver potable water to each of the customers of the Participants. The Master District will also collect domestic wastewater from the Participant's customers using wastewater services, which the Master District treats and discharges pursuant to the Master District Contract. In addition, the Master District will construct, acquire, maintain, and operate storm drainage facilities, including water quality facilities, necessary to serve the Service Area. See "INVESTMENT CONSIDERATIONS" and "MASTER DISTRICT FACILITIES – Regional Water Quality Facilities." The Master District will also be responsible for the retail billing and collecting for services provided. The Master District will be responsible for establishing retail rates for water, sewer and drainage (water quality) service, and is required by the Master District Contract to do so at a level which will produce sufficient revenue to pay operating and maintenance charges of the Master District, to pay other costs of operating and maintaining its own utility systems, and together with tax revenues, to pay its pro rata share of debt service requirements on the Bonds and Outstanding Contract Bonds. The Master District does not expect that revenues from the Participant's retail charges will ever be sufficient to pay a significant portion of Pledged Contract Payments for application to debt service on the Bonds.

## **Management**

Each Participant is governed by a board of directors consisting of five members, which has control and management of all affairs of that Participant. A director's election is held within the boundaries of each Participant. Recent legislation has impacted the ability of certain political subdivisions, such as the Master District, to hold elections in May of even-numbered years. The Board recently voted to conduct its future elections in November of even numbered years. Directors are elected to serve four-year staggered terms. All such directors reside or own property within the Participant on whose board they serve. None of the Participants have any employees. Each Participant contracts for all services required to maintain its operations. The Commission exercises continuing supervisory jurisdiction over each Participant, and operation of each Participant's water, wastewater and storm drainage facilities is subject to regulation by several other state and local agencies.

## **Financial Data**

For a description of the status and history of development within each Participant, its debt structure, principal taxpayers, tax base and collection history, see "APPENDIX A - Certain Financial Information Regarding the Participants."

## **Future Participants**

The Master District has contracted with the Participants covering the entire Service Area. The Service Area may only be enlarged upon approval of a majority of the Participants. The Master District has the right to contract with other participants. Any contract with a participant outside the existing Service Area and any enlargements in size and capacity of the Master District Facilities is subject to the terms and conditions of the Master District Contract and must not impair the right of a Participant to receive services from the Master District except with the consent of the Participants. The Master District agrees that it will only contract with other participants, if any, on substantially the same terms and conditions as are set out in the Master District Contract.

The Master District Contract also provides for the expansion of the Service Area to include customers which are not Participants ("Non-Participants") as long as (1) a majority of the Participants approve the expansion of the Service Area, and (2) Non-Participants agree to pay rates for services equal to (i) the cost of providing water and wastewater services, and (ii) the pro rata share of the capital cost of the Master District Facilities necessary to serve the Non-Participants. The Master District has entered into contracts with Travis County Water Control & Improvement District No. 19 ("WCID 19"), pursuant to the provisions of the Master District Contract, and accepted an assignment of a previous agreement to supply water to Barton Creek Water Supply Corporation ("BCWSC"). See "Service Area" below and "MASTER DISTRICT FACILITIES – Wholesale Service Agreements."

## **Service Area**

Pursuant to the Master District Contract, the Master District is responsible for providing water, wastewater, and storm drainage facilities, including water quality facilities, to serve the 3,520-acre Service Area. In addition, the Master District is providing wholesale water supply and wastewater treatment service to the approximate 637 acres located outside the boundaries of the Participants, including wholesale water supply and wastewater treatment services to approximately 305 acres located in WCID 19 (227 equivalent single family connections for water service and 172 equivalent single family connections for wastewater service), and wholesale water supply services to approximately 332 acres served by BCWSC (212 equivalent single family connections).

WCID 19 and BCWSC are being served pursuant to individual wholesale service contracts (the "Wholesale Service Agreements") executed between the Master District and WCID 19 and BCWSC, respectively. See "MASTER DISTRICT FACILITIES - Wholesale Service Agreements."

## **Status of Development**

The chart on the following page more completely describes the status of development within the Service Area as of May 1, 2024.

MUD	Section	Net Acreage	Platted Lots			Completed Units			Under Construction			Vacant Lots	
			Other	Single Family	Detached Condo	Single Family	Detached Condo	Multi-Family	Single Family	Detached Condo	Multi-Family	Single Family	Detached Condo
<b>A. Developed with Utility Facilities</b>													
3	The Woods II	79.91	-	73	-	66 <sup>(a)</sup>	-	-	-	-	-	3	-
3	The Fairways	24.42	-	-	49 <sup>(b)</sup>	-	49	-	-	-	-	-	-
3	North Rim	60.61	-	18	-	17	-	-	-	-	-	1	-
3	Barton Creek Villas	24.53	216 <sup>(c)</sup>	-	-	-	-	216	-	-	-	-	-
3	ABC Mid./ Woods III	66.06	-	73	-	72	-	-	1	-	-	-	-
3	The Pointe	73.42	-	-	65 <sup>(d)</sup>	-	65	-	-	-	-	-	-
3	Governor's Hill	31.39	- <sup>(e)</sup>	-	44	-	44	-	-	-	-	-	-
3	Gateway South	6.38	-	1	-	1	-	-	-	-	-	-	-
3	SWACS/St. Gabriel's School	31.35	1 <sup>(f)</sup>	-	-	-	-	-	-	-	-	-	-
3	Section H-3	19.05	-	3	-	-	-	-	-	-	-	3	-
3	ABC West Ph. 1	149.16	- <sup>(g)</sup>	75	-	74	-	-	-	-	-	-	-
3	ABC West Ph. 2	120.24	-	47 <sup>(h)</sup>	-	47	-	-	-	-	-	-	-
3	Barton Creek Retail	8.00	3	-	-	-	-	-	-	-	-	-	-
3	Verano Drive	103.29	-	72	-	66 <sup>(i)</sup>	-	-	2	-	-	-	-
3	Querencia	27.84	168 <sup>(j)</sup>	-	-	-	-	-	-	-	-	-	-
4	Barton Creek Resort	491.54	- <sup>(k)</sup>	-	36	-	28	-	-	-	-	-	8
5	Calera Court	15.34	-	-	16	-	16	-	-	-	-	-	-
5	Golf Course	255.06	- <sup>(l)</sup>	-	-	-	-	-	-	-	-	-	-
5	Calera Drive	71.02	-	56	-	51	-	-	3	-	-	2	-
5	Amarra Drive, Ph 1	40.15	-	5	2	5	-	-	-	2	-	-	-
5	Amarra Drive, Ph 2	89.44	-	35	1	32	-	-	3	-	-	-	1
5	Amarra Drive, Ph 3A	63.89	-	23	-	22	-	-	-	-	-	1	-
5	Amarra Drive, Ph 3B	84.77	-	63	-	52 <sup>(m)</sup>	-	-	8	-	-	2	-
5	Saint June Apartments	21.00	182.00	-	-	-	-	182	-	-	-	-	-
5	Block G (Villas at Amarra)	19.80	-	-	20	-	12	-	-	8	-	-	-
6	Section J, Phase 1	27.28	-	11	-	11	-	-	-	-	-	-	-
6	Section J, Phase 2	237.34	-	54 <sup>(n)</sup>	-	42	-	-	1	-	-	2	-
8	Mirador	186.00	-	34 <sup>(o)</sup>	-	24	-	-	2	-	-	4	-
8	Section N - Santal Apartment	35.00	448	-	-	-	-	448	-	-	-	-	-
		<b>2,463.27</b>	<b>1,018</b>	<b>643</b>	<b>233</b>	<b>582</b>	<b>214</b>	<b>846</b>	<b>20</b>	<b>10</b>	<b>-</b>	<b>18</b>	<b>9</b>
<b>B. Utility Facilities Under Construction<sup>(p)</sup></b>													
7	Sections K, L & O	153.60		12	134								
9	Sections K, L & O	190.00		0	186								
		<b>343.60</b>		<b>12</b>	<b>320</b>								
<b>C. Total Developed with Utility Facilities or Under Construction 2,806.87</b>													
<b>D. Remaining Undeveloped but Developable Acreage</b>													
7		32.62											
8		349.00											
9		93.34											
		<b>474.96</b>											
<b>E. Undevelopable Acreage</b>													
3		28.37											
5		26.33											
6		7.01											
7		31.12											
8		138.30											
9		7.41	<b>238.54</b>										
<b>Total Acreage</b>		<b>3,520.37</b>											

(The footnotes appear on the following page)

- (a) Includes 4 homes built on two lots each.
- (b) Platted as one lot but developed as detached condominium units/patio homes with 49 units.
- (c) Barton Creek Villas, platted as one lot, is a multi-family development apartment complex with 250 total units with a living unit equivalency of 175.
- (d) Platted as one lot but developed as 65 detached condominium units/patio homes and one gatehouse.
- (e) Platted as two lots, one of which is a single-family residence and the other of which is currently being developed as 44 detached condominium units/patio homes.
- (f) Developed by Southwest Austin Catholic School, a Texas nonprofit corporation, as a private school for grades K through 8. The school opened in September 1999.
- (g) Includes 75 single family lots and 5 commercial/multifamily lots. The 5 commercial/multifamily lots have been developed with utility facilities.
- (h) Includes 41 single family lots and 6 estate lots.
- (i) Includes one completed home on three lots and three completed homes on two lots each.
- (j) Senior living facility.
- (k) Includes the Barton Creek Resort and Spa and Owners Club, which is currently undergoing renovation.
- (l) Includes the Fazio Canyons golf course.
- (m) Includes one house on two lots under construction.
- (n) Includes four homes built on two lots each, one home built on three lots and one home built on four lots.
- (o) Includes two homes built on two lots each and the two owners own three lots each.
- (p) Holden Hills LP, an affiliate of Stratus, began construction of utility facilities to serve Phase 1 of Sections K, L, and O in February 2023, which is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 and Travis County Municipal Utility District No. 9.

## **THE DEVELOPER**

### **Role of the Developer**

In general, the activities of a developer in a municipal utility district such as those in the Service Area include purchasing the land within a future district; petitioning for creation of the district; designing the development; defining a marketing program; planning and scheduling development; securing necessary governmental approvals and permits for development; arranging for the construction and installation of roads, utilities, and drainage facilities; and selling improved and unimproved lots or development parcels to builders, other developers or third parties. Ordinarily, a developer pays one hundred percent (100%) of the costs of paving and amenity design and construction while the utility district finances the costs of the water supply and distribution, wastewater collection and treatment and drainage facilities. However, the TCEQ may require the developer to pay up to thirty percent (30%) of the cost of certain water distribution, wastewater collection and drainage facilities. While a developer is required by the TCEQ to pave streets and pay for its allocable portion of the costs of utilities to be financed by the district through a specific bond issue, if any, a developer is generally under no obligation to a district to undertake development activities with respect to other property it owns within a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds. The primary developer currently active within the Service Area is Stratus Properties.

### **Description of Developer**

#### ***Stratus Properties Operating Co. L.P.***

Portions of the original land located within the Participants were planned for development by a developer during the mid-1980s. At that time, such developer-initiated development within WCID 19 and the service area of BCWSC and constructed the water supply facilities, sewage treatment facilities and the Barton Creek Country Club. During the late 1980s most of the land and facilities were subsequently acquired by that developer's lender.

Between 1988 and 1990, Stratus Properties Operating Co., a Delaware general partnership (or its predecessors-in-interest) acquired virtually all of the undeveloped property located within the Participants, the Barton Creek Resort and Country Club, the undeveloped land located within WCID 19 and BCWSC, and an additional approximately 500 acres located in the vicinity of the existing development property and within the boundaries of the City of Austin.

On December 15, 1999, Stratus Properties Operating Co. (formerly named FM Properties Operating Co.) was converted to a limited partnership now named Stratus Properties Operating Co., L.P. ("Stratus Properties"), a Delaware limited partnership, having Stratus Investments L.L.C., a Delaware limited liability company ("Stratus Investments, L.L.C.") as its 99% limited partner and STRS L.L.C., a Delaware limited liability company, as its 1% general partner. Stratus Investments L.L.C. and STRS L.L.C. are each owned 100% by Stratus Properties Inc., a Delaware corporation. The stock of Stratus Properties Inc. is traded over the NASDAQ. Stratus Properties is currently active in land development in the Austin, Texas area.

Initial development activities of Stratus Properties included expansion of the country club facilities, construction of a second 18-hole golf course and the development of single-family home lots located within WCID 19.

Between 1990 and 1995, Stratus Properties halted development within the Barton Creek Development as a result of various ordinances adopted by the City of Austin which affected land development in the City of Austin's extraterritorial jurisdiction.

In 1995, the Texas Legislature enacted legislation creating the seven (7) municipal utility districts which currently encompass the Participants. Beginning in 1995, Stratus Properties sold five (5) separate tracts totaling approximately 197 acres within the Participants to other developers and sold the Barton Creek Resort and Country Club to Barton Creek Resort & Clubs, Inc. Such sales were part of Stratus Properties' plans to reduce its outstanding debt by selling, rather than developing, some of its property. As a result of these and other sales, Stratus Properties reduced its outstanding debt. According to representatives of Stratus Properties, its current development plan for its property located within the Participants includes installation of the Master District Facilities and either selling undeveloped tracts to developers who will provide for the final development of such property or completing development and selling developed tracts. Certain tracts are available for commercial improvement.

Stratus Properties generally finances its development and other activities through a credit facility with Comerica Bank Texas. The credit facility includes a \$52,903,500 revolver. Stratus Properties currently has letters of credit totaling \$13,270,368 outstanding against the revolver and has \$39,633,132 available under the revolver. Stratus Properties also finances certain specific development projects with project specific financing with a variety of lenders.

In conjunction with its development activities within the Barton Creek Development, Stratus Properties has obtained a permit from the U.S. Department of the Interior U.S. Fish and Wildlife Service which, according to Stratus Properties, allows it to develop approximately 4,684 acres for approximately 2,057 single family homes, 1,827 multi-family units, 400 villa residences and 4,600,000 square feet of commercial improvements pursuant to its current development plan. According to representatives of Stratus Properties, the inclusion of the Barton Creek salamander to the endangered species list along with the ineffectiveness of the Zone is not currently expected to significantly affect its development plans. See "INVESTMENT CONSIDERATIONS."

Stratus Properties, Inc. is subject to the information reporting requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and, in accordance therewith, files reports, proxy statements and other information with the SEC. Such reports, proxy statements and other information is available online at [www.sec.gov](http://www.sec.gov).

Stratus Properties and other previous developers have developed various tracts of property within the Participants as single family, detached condominium/patio homes and/or commercial multi-family lots complete with utilities and street paving. Stratus Properties is primarily marketing lots to various custom homebuilders with the price range of homes being constructed within the Participants ranging from \$600,000 to over \$14,000,000.

Stratus Properties currently owns 2 detached condominium lots (units) in Amarra Drive, Phases 1 and 2, located within Travis County Municipal Utility District No. 5. Stratus Properties currently owns 2 lots in Amarra Drive, Phase 3B. Stratus Properties completed the extension of the first phase of Tecoma Circle north of Southwest Parkway in April 2015. This project provides road and utility service to the first phase of Barton Creek Section N, located within the Travis County Municipal Utility District No. 8. In addition to Tecoma Circle, an affiliate of Stratus Properties completed construction of Phases 1 and 2 of the Santal Apartments in Barton Creek Section N on approximately 35 acres, which includes two clubhouses and 21 apartment buildings containing 448 apartment units. In 2023, Stratus Properties completed the construction of an additional multi-family project on approximately 35.8 acres called Saint June containing 182 apartment units, of which approximately 21 acres are within the boundaries of Travis County Municipal Utility District No. 5.

Holden Hills LP, an affiliate of Stratus, began construction of utility facilities to serve Sections K, L, and O Phase 1 (approximately 343.60 acres; platted as 12 single family lots and 320 detached condominium patio home lots) in February 2023, which is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 (153.60 acres; 12 single family lots and 134 detached condominium patio home lots) and Travis County Municipal Utility District No. 9 (190.00 acres; 186 detached condominium patio home lots).

## **BARTON CREEK RESORT, LLC**

### ***History***

In 1995, Barton Creek Resort & Clubs, Inc., a Texas corporation and a subsidiary of Club Corp USA, Inc., a Delaware corporation, which is a subsidiary of ClubCorp, Inc., a Delaware corporation (collectively referred to as "ClubCorp"), purchased the Barton Creek Resort and Spa from Stratus Properties.

On December 26, 2006, KSL Capital Partners, LLC ("KSL Capital Partners"), a Delaware limited liability company, acting through affiliated entities, purchased the stock of ClubCorp. In conjunction with such purchase, Barton Creek Resort & Clubs, Inc. deeded the Barton Creek Resort and Spa (rebranded as the Omni Barton Creek Resort and Spa) to Barton Creek Resort, LLC, a Delaware limited liability company ("Barton Creek Resort").

## **General**

Omni Barton Creek Resort and Spa's main location is located at 8212 Barton Club Drive, Austin, Texas, which is within the boundaries of Travis County Municipal Utility District No. 4 and is located on approximately 492 acres. Omni Barton Creek Resort and Spa's property underwent an approximately \$150 million renovation that was completed in May 2019. The property consists of a 51,000 square foot renovated clubhouse, several restaurants, a conference center that includes 53 meeting rooms, a grand ballroom and event pavilion, a 493-room hotel, the Fazio Foothills 18-hole golf course, the Crenshaw 18-hole golf course, sports and tennis shops, a championship caliber tennis center that includes 10 lighted tennis courts, three swimming pools, a fitness center and spa, jogging trails, and a three-level parking garage. Omni Barton Creek Resort and Spa operates both as a private club open to members and their guests, and a resort hotel available to the public.

Omni Barton Creek Resort and Spa also includes two golf courses located outside the boundaries of Travis County Municipal Utility District No. 4, the Fazio Canyons golf course, and the Lakeside Palmer golf course. The Fazio Canyons golf course is located within the boundaries of Travis County Municipal Utility District No. 5 and includes a clubhouse facility and a golf cart barn. The Lakeside Palmer golf course is located outside the boundaries of the Participant districts and has a complete clubhouse and country club facilities for members, members' guests, and resort guests.

## **The Owners Club at Barton Creek**

The Owners Club at Barton Creek, L.P., a Texas limited partnership, has developed the Owners Club at Barton Creek (the "Owners Club at Barton Creek"). The Owners Club at Barton Creek will include up to 36 separate 2,600 square foot units including three bedrooms and a one-car garage ("Club Homes") located within the boundaries of Travis County Municipal Utility District No. 4. As of May 1, 2024, 28 of the Club Homes were complete and purchased by homeowners, and no Club Homes were under construction. The purchase price and annual fees entitle the owner to 27 days lodging at a Club Home. Through a contractual arrangement, the Owners Club at Barton Creek hires Barton Creek Resort to provide certain services including concierge services to the Owners Club at Barton Creek.

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## MASTER DISTRICT FACILITIES

### Regulation

Construction and operation of the Master District Facilities as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state, and local authorities. The TCEQ exercises continuing, supervisory authority over the Master District, in its capacity as the Master District and in its capacity as a provider of internal utility services. Disposal of treated wastewater effluent into Texas waters, if any, is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory jurisdiction of Travis County.

### Water Supply and Distribution

According to the Master District's Engineer, the Master District Facilities related to water supply currently consist of an intake structure, various water lines running from the intake structure to the 4.0 and 2.0 million gallon per day ("gpd") water treatment plants, 1- 300,000 and 2 - 500,000 gallon ground storage tanks, two 500,000 gallon elevated storage tanks, a 5,000 gallon hydropneumatic tank, service pump capacity of 3,900 gallons per minute ("gpm") and various related appurtenances. The Master District purchases raw water from the Lower Colorado River Authority (the "LCRA") pursuant to a contract that runs through November 2051, treats such water, and distributes it throughout the Participants. The existing 4.0 million gpd water treatment plant will allow the Master District to serve up to 2,136 living unit equivalents ("LUEs"). In addition to providing water supply service to customers located within the Participants, the Master District is committed to providing wholesale water service to WCID 19 for 227 LUEs and Barton Creek Water Supply Corporation ("BCWSC") for 212 LUEs. See "PARTICIPANTS IN THE CURRENT SERVICE AREA" and "Wholesale Service Agreements" below.

The Master District, through Stratus Properties, completed the first phase of a second water treatment plant to provide service to the southern portions of the Service Area. This includes a portion of the Service Area presently supplied by the 4.0 million gpd plant thus reducing the area served by the 4.0 million gpd plant. The new second plant was made operational in January 2015. The first phase of the new water treatment plant can treat and deliver up to 2.0 million gallons of water per day. The additional 2.0 million gpd of capacity is sufficient to serve 1,068 LUEs and relieves a portion of the demands on the existing water treatment plant. This portion of the Service Area is provided water at a higher hydraulic grade and will operate independently under normal conditions from the 4.0 million gpd water treatment plant. The combined treatment capacities of the two plants (a total of 6.0 million gpd) are sufficient to serve up to 3,204 LUEs. The Master District will monitor the water needs and system demands of the development within its service area to assure that adequate treatment capacities are in place to meet the system demands. Based upon current development plans provided by the Developer, the existing municipal water supply contract with the LCRA should be sufficient to allow the Master District to meet the predicted demands at full development of the Service Area for the municipal (or potable) uses. The maximum annual quantity ("MAQ") is 3,463 acre-feet which is estimated to be sufficient to serve the ultimate projected development. The LCRA approved this new water supply contract on November 16, 2011. The Master District allocated 2,364.5 LUEs of water service (2,136 commercial/residential and 228.5 irrigation) to the Participants (including the Master District) and its two wholesale customers for the 4.0 million gpd water plant. The Master District is currently serving approximately 2,513 LUEs on its water system. The difference between the allocated LUEs and the number served is reflective of the near-term development plans for developing districts and the actual meter count for existing connections. The Master District is charged with the responsibility to assure that adequate supply and treatment capacity is physically available to meet the system's demands as the number of LUEs continues to increase within the Participants. See "MASTER DISTRICT FACILITIES - Allocated Capacity."

The Master District has emergency interconnects with the City of Austin, Travis County Water Control and Improvement District No. 20 and West Travis County Public Utility Agency. These interconnects are available to provide potable water to the Master District and the Participants in the event of an emergency.

### Wastewater Collections and Treatment

The Master District's current wastewater treatment facilities include wastewater treatment facilities sufficient to treat a total of 1.10 million gpd between its two permits, various wastewater conveyance lines, and effluent ponds. Effluent from the Master District's wastewater treatment plant is discharged into the effluent ponds and ultimately irrigated onto the golf courses and certain other open spaces located within the Participants. The Master District has been granted two wastewater treatment permits issued by the TCEQ. The original permit related to the existing wastewater treatment plant allows the Master District to treat up to 500,000 gallons per day ("gpd") of wastewater and allows the Master District to dispose of 720,000 gpd of wastewater effluent irrigated on golf courses. The additional volume for disposal was included in the original permit to accommodate the effluent received from Lost Creek MUD (located adjacent to the Master District) pursuant to an agreement between the Master District and Lost Creek MUD. The Master District's existing wastewater treatment plant operating under the original 500,000 gpd permit is capable of serving approximately 2,000 equivalent single-family connections.

The Master District obtained a second wastewater treatment permit from the TCEQ allowing the Master District to treat an additional 600,000 gpd (at the final permitted phase) at a plant site situated in the southern portion of the development area. The Master District, through Stratus Properties, completed construction of the first phase of the south wastewater treatment facility in April of 2016. The first phase of construction included a 101-acre-foot effluent storage pond and a 100,000 gpd treatment plant. The treatment plant is a leased plant and began operations in January 2017. When the final phase is completed, the south wastewater treatment plant is expected to be capable of serving an additional 2,400 equivalent single-family connections, which will give the Master District a combined wastewater treatment capacity sufficient to serve 4,400 equivalent single-family connections.

The Master District wastewater facilities include four effluent storage ponds with a combined effluent storage capacity of 267-acre feet. The Master District is currently serving approximately 2,272 wastewater equivalent single-family connections. In addition to providing wastewater treatment to customers located within the Participants, the Master District also is committed to providing wholesale wastewater service to Travis County WCID No. 19 (172 LUEs) and 77 acres of land outside the boundaries of any district (26 LUEs). See “Allocated Capacity” and “Wholesale Service Agreements” below.

### **Regional Water Quality Facilities**

In conjunction with the water quality protection plan adopted and effective within the Participants, the Master District operates eleven (11) water quality ponds. Water quality ponds capture certain runoff from development and trap sediment and petroleum products in the ponds. Thereafter, the sediment and petroleum products are removed from the ponds. The captured storm water is pumped from the ponds to irrigate the golf courses and other open areas within the Participants.

Additional water quality ponds will be constructed in conjunction with additional development within the Service Area. All water quality facilities are owned and operated by the Master District.

### **Regulation**

Construction and operation of the Master District Facilities as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state, and local authorities. The Commission exercises continuing, supervisory authority over the Master District, in its capacity as the Master District and in its capacity as a provider of internal utility services. Disposal of treated wastewater effluent is also subject to the regulatory authority of the Commission and the United States Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory jurisdiction of Travis County.

### **Internal Water Distribution, Wastewater Collection and Drainage Facilities**

Internal water distribution, wastewater collection and storm drainage facilities have been constructed or are being constructed by the Participants to serve development within their boundaries. In particular, such internal facilities have been constructed to serve a portion of Travis County MUD No. 3, MUD No. 4, a portion of MUD No. 5, MUD No. 6, a portion of MUD No. 8 and plans are currently underway to serve additional development within their boundaries. See “THE DEVELOPER.”

### **100-Year Flood Plain**

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rainstorm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance.

According to the Master District’s Engineer, the flood hazard boundary map currently in effect, published by the Federal Emergency Management Agency (dated September 26, 2008), which covers the land located in the Service Area, indicates that approximately 296 acres of land located in the Service Area (TCMUDs 3-9) are located within the 100-year flood plain.

The National Oceanic and Atmospheric Administration (“NOAA”) has been systematically updating their Precipitation-Frequency Atlas for all areas of the United States, known as Atlas 14 (“Atlas 14”). Volume 11 of Atlas 14 covers the State of Texas and was released in 2018. These updates replace storm intensity values published in 1961 and present more recent rainfall records and advances in statistical analysis. Impacts to Texas vary from no change in rainfall intensity to significant increases in rainfall for a respective frequency. For Central Texas using the 1% chance event (100-year frequency), the increase in rainfall amounts is as much as three-inches. Potential impacts include existing drainage facilities, future designs, and floodplain limits but it is unknown at this time how the various regulatory entities will incorporate this data into their criteria and reviews.

In 2018, the National Oceanic and Atmospheric Administration completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States (“Atlas 14”). The study shows that Central Texas is more likely to experience larger storms than previously thought. Based on this study, various governmental entities in the Central Texas area are contemplating amendments to their regulations that will potentially increase the size of the 100-year flood plain which interim flood plain is based on the current 500-year flood plain, resulting in the interim flood plain regulations applying to a larger number of properties, and potentially increasing the size of detention ponds and drainage facilities required for future construction in all areas (not just in the flood plain). Floodplain boundaries within the Master 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 Master 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.

**Allocated Capacity**

Each Participant has reserved capacity in the Master District Facilities and has the right to reserve additional capacity. The water supply and wastewater treatment capacity reserved to each Participant, expressed in equivalent single-family connections for fiscal year 2024 are shown on the following table.

PARTICIPANTS	Allocated Capacity (Equivalent Single Family Connections)			Active (Equivalent Single Family Connections)
	Water	Sewer	Irrigation	
Travis County Municipal Utility District No. 3	1,102	1,000	-	555
Travis County Municipal Utility District No. 4 <sup>(a)</sup>	894	625	152.5	80
Travis County Municipal Utility District No. 5	357	357	76.0	230
Travis County Municipal Utility District No. 6	65	54	-	71
Travis County Municipal Utility District No. 7	9	21	-	-
Travis County Municipal Utility District No. 8	446	341	15.0	32
Travis County Municipal Utility District No. 9	<u>2</u>	<u>2</u>	<u>-</u>	<u>2</u>
<b>Total</b>	<b>2,875</b>	<b>2,400</b>	<b>243.5</b>	<b>970</b>

(a) Includes Barton Creek Resort, WCID 19 (227 equivalent single-family connections for water service and 172 equivalent single-family connections for sewer service) and BCWSC (212 equivalent single-family connections related to water service only).

**Wholesale Service Agreements**

*WCID 19* - The Master District has agreed to provide wholesale water and wastewater service to the property located within the boundaries of WCID 19. See "PARTICIPANTS IN CURRENT SERVICE AREA - Service Area." Rates charged by the Master District to WCID 19 include only costs for operation and maintenance and necessary replacement of original facilities directly serving WCID 19. WCID 19's share of the costs for the Master District Facilities for water was paid by a lump sum payment to Stratus Properties on June 30, 1997, which financed such facilities. WCID 19's share of the Master District Facilities for wastewater is being paid through a special \$17.50 per month per connection surcharge to be paid to the Master District for thirty (30) years which in turn is paid to Stratus Properties monthly. The Master District has agreed to provide adequate water supply for 227 LUEs plus any expansion to St. Michael's Academy, a private secondary school located within WCID 19's boundaries. Under an amendment to the agreement, WCID 19 pays monthly charges calculated annually to cover its share of such costs. Effective June 7, 2022, WCID 19 pays \$4,064 per month plus \$2.23 per 1,000 gallons of water for the first 165,000,000 gallons of water, including water loss, for each calendar year and \$3.29 per 1,000 gallons of water over and above 165,000,000 gallons of water per calendar year. The Master District has agreed to provide centralized wastewater service to those subdivisions within WCID 19 that have centralized sanitary sewer facilities, which currently represent 172 LUEs.

*BCWSC* - The Master District provides wholesale water service to BCWSC pursuant to that certain Agreement for Deannexation, Provision of Water Service and Construction of Water Facilities. See "PARTICIPANTS IN CURRENT SERVICE AREA - Service Area." BCWSC provides retail service to approximately 212 single-family homes. The Master District is obligated to provide up to 100,000,000 gallons of potable water per year. The parties have further agreed that BCWSC's share of the capital costs is limited to the sum of \$600,000 which shall be amortized over 30 years, without interest, and shall be included in the rates paid by BCWSC to the Master District. Under an amendment to the agreement, BCWSC pays the Master District the wholesale water rate calculated annually to cover its share of such costs. Effective June 7, 2022, BCWSC pays \$2,863 per month plus \$2.07 per 1,000 gallons of water for the first 100,000,000 gallons of water per year and \$3.13 per 1,000 gallons over and above 100,000,000.

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## Operations – Table 1

The following statement sets forth in condensed form the historical results of the operation of the water, wastewater and water quality facilities which constitute a part of the Master District Facilities. Operation and maintenance of the Master District Facilities is the responsibility of the Master District pursuant to the Master District Contract. The summary of operations has been prepared by the Financial Advisor for inclusion herein, based upon information obtained from the audited financial statements of the Master District. Reference is made to such statements for further and complete information.

	Fiscal Year Ended				
	9/30/2023 <sup>(a)</sup>	9/30/2022 <sup>(a)</sup>	9/30/2021 <sup>(a)</sup>	9/30/2020 <sup>(a)</sup>	9/30/2019 <sup>(a)</sup>
<b>Revenues</b>					
Water, wastewater and water quality fees, including penalties	\$ 4,579,326	\$ 4,414,584	\$ 3,805,125	\$ 4,131,408	\$ 3,969,427
Tap connection fees	21,000	72,735	43,500	95,575	56,000
Interest	32,457	5,795	1,693	24,166	64,629
Miscellaneous	26,136	24,358	25,211	23,759	23,768
<b>Total Operating Revenues</b>	<b>\$ 4,658,919</b>	<b>\$ 4,517,472</b>	<b>\$ 3,875,529</b>	<b>\$ 4,274,908</b>	<b>\$ 4,113,824</b>
<b>Expenditures</b>					
Water Purchases	\$ 599,215	\$ 559,111	\$ 482,634	\$ 502,914	\$ 488,625
Repairs and maintenance	1,242,455	863,792	844,806	637,305	483,079
Utilities and Telephone	1,018,550	783,028	621,509	616,919	550,879
Permit Fees	2,700	2,800	2,800	2,800	4,290
Water Quality Monitoring	-	-	-	-	-
Sludge Hauling	203,531	140,142	179,538	235,494	152,024
Chemical and Lab Fees	240,943	215,107	191,188	169,467	169,780
Lease Expenditures	-	360,000	192,000	192,000	199,833
Security Services	16,584	16,584	16,584	16,584	16,584
Landscape Services	247,040	267,690	228,246	155,342	149,277
Legal Fees	52,638	31,428	33,639	40,427	32,631
Engineering Fees	399,148	233,513	191,113	348,093	243,101
Operations and Management	461,057	427,218	408,804	408,804	388,411
Audit Fees	17,125	16,875	16,625	16,125	16,625
Bookkeeping Fees	80,400	79,400	78,000	78,000	78,000
Other Consulting Fees	34,680	19,530	17,640	15,520	16,205
Director Fees	10,036	8,720	10,334	10,657	8,720
Insurance	95,974	86,551	73,707	73,303	67,693
Miscellaneous	43,487	44,926	34,427	31,768	28,047
Capital Outlay	1,806,033	1,545,823	1,074,342	811,504	807,930
<b>Total Operating Expenditures</b>	<b>\$ 6,571,596</b>	<b>\$ 5,702,238</b>	<b>\$ 4,697,936</b>	<b>\$ 4,363,026</b>	<b>\$ 3,901,734</b>
<b>NET REVENUES / (DEFICIT)</b>	<b>\$ (1,912,677)</b>	<b>\$ (1,184,766)</b>	<b>\$ (822,407)</b>	<b>\$ (88,118)</b>	<b>\$ 212,090</b>
<b>Plus / (Less) Fund Transfers</b>	<b>(68,501)</b>	<b>2,942,771</b>	<b>220,426</b>	<b>(201,454)</b>	<b>477,804</b>
<b>Beginning Fund Balance</b>	<b>\$ 4,673,897</b>	<b>\$ 2,915,892</b>	<b>\$ 3,517,873</b>	<b>\$ 3,807,445</b>	<b>\$ 3,117,551</b>
<b>Adjustments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ 2,692,719</b>	<b>\$ 4,673,897</b>	<b>\$ 2,915,892</b>	<b>\$ 3,517,873</b>	<b>\$ 3,807,445</b>

(a) Audited.

**Rate and Fee Schedule - Table 2**

Pursuant to the Master District Contract, the Master District also provides retail water, wastewater, and drainage services to the Participants. The current retail water and wastewater rates of the Master District are set forth below. The following rates became effective July 8, 2023, but are subject to change from time to time.

**Water (Monthly Billing)**

Basic Charge (includes 2,000 gallons):

5/8" meter	\$ 20.00
3/4" meter	20.00
1" meter	27.50
1-1/2" meter	45.00
2" meter	67.50
3" meter	135.00
4" meter	225.00
6" meter	450.00
8" meter	675.00

Gallage Rate per 1,000:

0 – 2,000 gallons	Included in Base Fee
2,000 – 20,000	\$2.70
20,001 – 50,000	3.00
50,001 – 100,000	3.25
100,001 – 150,000	3.75
over 150,000	4.50

**Wastewater (Monthly Billing)**

Basic Charge (includes 2,000 gallons):

5/8" meter	\$ 36.00
3/4" meter	36.00
1" meter	90.00
1-1/2" meter	180.00
2" meter	288.00
3" meter	576.00
4" meter	900.00
6" meter	1,800.00

Gallage Rate per 1,000:

\$2.90

Generally, bills for wastewater service are computed on the basis of (i) the average amount of water used during the Winter Season based upon the average monthly readings for the preceding December, January, and February or (ii) the current monthly water bill whichever is less.

**Water Quality (Monthly Billing)**

Basic Charge (per L.U.E.)	\$22.00
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**DEBT SERVICE REQUIREMENTS – TABLE 3**

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT No. 4**

**\$6,770,000**

**Unlimited Tax Contract Tax Bonds, Series 2024**

**Dated Date: September 26, 2024**

**First Interest Payment Due: March 1, 2025**

Year Ending 31-Dec	Outstanding Bonds				The Bonds				Total Debt Service Requirements	
	Principal Due (09/01)	Interest		Total	Principal (Due 9/01)	Interest		Principal and Interest		
		Due (03/01)	Due (09/01)			(Due 3/01)	(Due 9/01)			Total
2025	\$ 2,980,000	\$ 1,151,532	\$ 1,151,532	\$ 5,283,065	\$ 100,000	\$ 116,379	\$ 135,150	\$ 251,529	\$ 351,529	\$ 5,634,594
2026	3,080,000	1,107,507	1,107,507	5,295,015	100,000	133,150	133,150	266,300	366,300	5,661,315
2027	3,215,000	1,054,782	1,054,782	5,324,565	100,000	131,150	131,150	262,300	362,300	5,686,865
2028	3,465,000	999,707	999,707	5,464,415	100,000	129,150	129,150	258,300	358,300	5,822,715
2029	3,690,000	936,070	936,070	5,562,140	100,000	126,650	126,650	253,300	353,300	5,915,440
2030	3,485,000	869,907	869,907	5,224,815	100,000	124,150	124,150	248,300	348,300	5,573,115
2031	3,820,000	814,464	814,464	5,448,927	100,000	121,650	121,650	243,300	343,300	5,792,227
2032	3,930,000	762,270	762,270	5,454,540	100,000	119,900	119,900	239,800	339,800	5,794,340
2033	4,170,000	704,295	704,295	5,578,590	100,000	118,150	118,150	236,300	336,300	5,914,890
2034	4,435,000	638,401	638,401	5,711,802	100,000	116,400	116,400	232,800	332,800	6,044,602
2035	4,595,000	558,448	558,448	5,711,896	100,000	114,650	114,650	229,300	329,300	6,041,196
2036	4,430,000	475,017	475,017	5,380,034	100,000	112,900	112,900	225,800	325,800	5,705,834
2037	4,575,000	395,123	395,123	5,365,246	100,000	111,150	111,150	222,300	322,300	5,687,546
2038	4,490,000	320,337	320,337	5,130,675	100,000	109,400	109,400	218,800	318,800	5,449,475
2039	4,765,000	263,834	263,834	5,292,669	100,000	107,400	107,400	214,800	314,800	5,607,469
2040	4,550,000	203,106	203,106	4,956,213	100,000	105,400	105,400	210,800	310,800	5,267,013
2041	2,925,000	127,375	127,375	3,179,750	100,000	103,400	103,400	206,800	306,800	3,486,550
2042	2,000,000	75,000	75,000	2,150,000	100,000	101,400	101,400	202,800	302,800	2,452,800
2043	2,000,000	37,500	37,500	2,075,000	100,000	99,400	99,400	198,800	298,800	2,373,800
2044	-	-	-	-	875,000	97,400	97,400	194,800	1,069,800	1,069,800
2045	-	-	-	-	925,000	79,900	79,900	159,800	1,084,800	1,084,800
2046	-	-	-	-	975,000	61,400	61,400	122,800	1,097,800	1,097,800
2047	-	-	-	-	1,025,000	41,900	41,900	83,800	1,108,800	1,108,800
2048	-	-	-	-	1,070,000	21,400	21,400	42,800	1,112,800	1,112,800
	<b><u>\$ 70,600,000</u></b>	<b><u>\$ 11,494,679</u></b>	<b><u>\$ 11,494,679</u></b>	<b><u>\$ 93,589,357</u></b>	<b><u>\$ 6,770,000</u></b>	<b><u>\$ 2,503,829</u></b>	<b><u>\$ 2,522,600</u></b>	<b><u>\$ 5,026,429</u></b>	<b><u>\$ 11,796,429</u></b>	<b><u>\$ 105,385,786</u></b>

COMPOSITE FINANCIAL STATEMENT – TABLE 4

Assessed Valuations of the Participants:

Participants Travis County MUD No.	2024		2023		2022	
	Certified Assessed Valuation	% of Total	Certified Assessed Valuation	% of Total	Certified Assessed Valuation	% of Total
3	\$ 1,089,227,471	42.70%	\$ 1,014,812,946	43.05%	\$ 937,512,939	45.00%
4	263,360,826	10.32%	262,415,118	11.13%	225,968,941	10.85%
5	727,130,304	28.51%	624,871,114	26.51%	508,863,723	24.43%
6	190,843,035	7.48%	195,414,060	8.29%	172,828,426	8.30%
7	13,241,336	0.52%	4,466,864	0.19%	1,637,714	0.08%
8	254,668,066	9.98%	251,672,549	10.68%	232,180,589	11.15%
9	12,333,270	0.48%	3,471,308	0.15%	4,180,425	0.20%
	<u>\$ 2,550,804,308</u>	<u>100.00%</u>	<u>\$ 2,357,123,959</u>	<u>100.00%</u>	<u>\$ 2,083,172,757</u>	<u>100.00%</u>

<u>Contract Tax Bonds</u>	<u>Outstanding</u>
Unlimited Contract Tax Bonds (after issuance of the Bonds) .....	\$77,370,000
GROSS CONTRACT DEBT .....	<u>\$77,370,000</u> <sup>(a)</sup>
Ratio of Gross Contract Debt to 2024 Certified Assessed Valuation .....	3.03%

Master District Funds Available as of September 10, 2024 <sup>(b)</sup>:

Debt Service Fund.....	\$ 8,342,843 <sup>(c)</sup>
Debt Service Reserve Fund .....	2,750,430 <sup>(d)</sup>
Special Revenue Fund.....	522,298 <sup>(e)</sup>
Capital Projects Fund.....	1,671,887

- (a) See “Appendix A – Certain Financial Information Regarding the Participants” for other outstanding debt of the Participants.
- (b) Unaudited.
- (c) Neither the Bond Resolution nor Texas law requires that the Master District maintain any particular sum in the Debt Service Fund; however, pursuant to the Bond Resolution and the Trust Indenture, a Reserve Fund equivalent to six months’ debt service requirement on the Bonds and Outstanding Contract Bonds has been established as security for the Bonds and Outstanding Contract Bonds. Pursuant to the Bond Resolution and the Trust Indenture, a determination is made with respect to amount, if any, of additional deposits to the Reserve Fund upon the issuance of additional contract tax bonds. No assurances can be made that additional monies will be deposited upon the issuance of additional contract tax bonds.
- (d) A Reserve Fund currently established in a fixed amount generally equivalent to six months debt service requirements on the Bonds and Outstanding Contract Bonds has been established as security for the owners of such bonds. Pursuant to the Trust Indenture, the Master District may adjust the amount required to be on deposit in the Reserve Fund each time it issues additional contract bonds. At the discretion of the Master District, the issuance of such additional contract bonds may result in the amount required to be on deposit in the Reserve Fund being less than six months debt service requirements on the Outstanding Contract Bonds. No assurance can be made that additional monies will be deposited to the Reserve Fund or that the amount required to be on deposit in the Reserve Fund will be maintained at any particular amount upon the issuance of additional contract bonds.
- (e) This District expects to reimburse the Special Revenue Fund approximately \$1,888,717 from the proceeds of the Bonds at closing.

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**Outstanding Contract Tax Bonds**

<b>Dated</b>		<b>Original</b>	<b>Original</b>	<b>Principal</b>	<b>Principal Amount</b>
<b>Date</b>	<b>Purpose</b>	<b>Series</b>	<b>Amount</b>		<b>Outstanding after</b>
					<b>Issuance of the Bonds</b>
<b>A. New Money Bonds</b>					
5/1/1997	Water Facilities	1997	\$ 4,350,000	\$	-
4/1/1999	Water Facilities	1999	2,590,000		-
6/1/2000	Water Facilities	2000	3,850,000		-
10/1/2001	Water Facilities	2001	4,525,000		-
8/1/2002	Water and Wastewater	2002	4,700,000		-
7/1/2003	Water and Wastewater	2003A	5,000,000		-
11/1/2005	Water and Wastewater	2005	5,575,000		-
3/1/2007	Water and Wastewater	2007	5,750,000		-
3/1/2008	Water and Wastewater	2008	7,125,000		-
3/1/2009	Water and Wastewater	2009	3,510,000		-
12/1/2009	Water and Wastewater	2009A	5,625,000		-
11/1/2010	Water and Wastewater	2010A	5,435,000		-
5/1/2015	Water and Wastewater	2015A	5,775,000		-
9/7/2016	Water and Wastewater	2016A	14,600,000		10,925,000
11/14/2017	Water and Wastewater	2017A	17,235,000		13,650,000
2/26/2019	Water and Wastewater	2019	8,000,000		7,965,000
9/26/2024	Water and Wastewater	2024	6,770,000		6,770,000 <sup>(a)</sup>
	<b>Subtotal New Money Bonds</b>		<b>\$ 110,415,000</b>	<b>\$</b>	<b>39,310,000</b>
<b>B. Refunding Bonds</b>					
2/1/2003	Refunding	2003	\$ 8,360,000	\$	-
5/1/2010	Refunding	2010	9,655,000		-
12/1/2011	Refunding	2011	6,795,000		-
6/1/2012	Refunding	2012	9,285,000		-
3/1/2013	Refunding	2013	9,900,000		-
12/1/2014	Refunding	2014	6,130,000		-
3/1/2015	Refunding	2015	2,900,000		-
6/7/2016	Refunding	2016	9,555,000		8,765,000
5/24/2017	Refunding	2017	5,790,000		5,685,000
10/8/2019	Refunding	2019A	13,630,000		10,425,000
6/30/2020	Refunding	2020	5,080,000		4,875,000
6/3/2021	Refunding	2021	8,505,000		8,310,000
	<b>Subtotal Refunding Bonds</b>		<b>\$ 95,585,000</b>	<b>\$</b>	<b>38,060,000</b>
	<b>Total</b>		<b>\$ 206,000,000</b>	<b>\$</b>	<b>77,370,000</b>

(a) The Bonds.

## Investment Authority and Investment Practices of the Master District

Under State law, the Master District is authorized to make investments meeting the requirements of the PFIA, which currently include (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which is guaranteed or insured by or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than “A” or its equivalent; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or its successor, or the National Credit Union Share Insurance Fund (“NCUSIF”) or its successor; (8) interest-bearing banking deposits other than those described by clause (7) if (A) the funds invested in the banking deposits are invested through: (i) a broker with a main office or branch office in this State that the Master District selects from a list the governing body or designated investment committee of the Master District adopts as required by Section 2256.025, Texas Government Code; or (ii) a depository institution with a main office or branch office in the State that the Master District selects; (B) the broker or depository institution selected as described by (A) above arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the Master District’s account; (C) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and (D) the Master District appoints as the Master District’s custodian of the banking deposits issued for the Master District’s account: (i) the depository institution selected as described by (A) above; (ii) an entity described by Section 2257.041(d), Texas Government Code; or (iii) a clearing broker dealer registered with the SEC and operating under SEC Rule 15c3-3; (9) (i) certificates of deposit or share certificates meeting the requirements of the PFIA that are issued by an institution that has its main office or a branch office in the State and are guaranteed or insured by the FDIC or the NCUSIF, or their respective successors, or are secured as to principal by obligations described in clauses (1) through (8) or in any other manner and provided for by law for District deposits, or (ii) certificates of deposits where (a) the funds are invested by the Master District through (A) a broker that has its main office or a branch office in the State and is selected from a list adopted by the Master District as required by law, or (B) a depository institution that has its main office or branch office in the State that is selected by the Master District, (b) the broker or the depository institution selected by the Master District arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Master District, (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States, and (d) the Master District appoints the depository institution selected under (a) above, a custodian as described by Section 2257.041(d) of the Texas Government Code, or a clearing broker-dealer registered with the SEC and operating pursuant to SEC Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the Master District with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are secured by a combination of cash and obligations described in clause (1) above, clause (12) below, require the securities being purchased by the Master District or cash held by the Master District to be pledged to the Master District, held in the Master District’s name, and deposited at the time the investment is made with the Master District or with a third party selected and approved by the Master District, and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) certain bankers’ acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least “A-1” or “P-1” or the equivalent by at least one nationally recognized credit rating agency; (12) commercial paper with a stated maturity of 365 days or less that is rated at least “A-1” or “P-1” or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank; (13) no-load money market mutual funds registered with and regulated by the United States SEC that provide the Master District with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940 and that comply with federal SEC Rule 2a-7 (17 C.F.R. Section 270.2a-7), promulgated under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and (14) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, and either (a) a duration of one year or more and invest exclusively in obligations described in under this heading, or (b) a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities, other than the prohibited obligations described below, in an amount at least equal to the amount of bond proceeds invested under such contract and are pledged to the Master District and deposited with the Master District or a third party selected and approved by the Master District.

The Master District may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than “AAA” or “AAA<sup>m</sup>” or an equivalent by at least one nationally recognized rating service. The Master District may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the Master District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the Master District must do so by order, ordinance, or resolution. The Master District is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than ten (10) years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Political subdivisions such as the Master District are authorized to implement securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are described in clauses (1) through (8) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than “A” or its equivalent, or (c) cash invested in

obligations described in clauses (1) through (8) above, clauses (12) through (14) above, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the Master District, held in the Master District’s name and deposited at the time the investment is made with the Master District or a third party designated by the Master District; (iii) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State; and (iv) the agreement to lend securities has a term of one year or less.

Under State law, the Master District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a list of authorized investments for District funds, the maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund groups, methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All District funds must be invested consistent with a formally adopted “Investment Strategy Statement” that specifically addresses each fund’s investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under State law, the Master District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment considering the probable safety of capital and the probable income to be derived.” At least quarterly the Master District’s investment officers must submit an investment report to the Master District’s Board of Directors detailing: (1) the investment position of the Master District, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, the ending market value, and the fully accrued interest for the reporting period of each pooled fund group, (4) the book value and market value of each separately listed asset at the end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) State law. No person may invest District funds without express written authority from the Board of Directors.

**Current Investments**

As of September 10, 2024, the Master District is currently invested in Money Market and TexPool, as shown below. This investment portfolio is generally representative of the Master District’s investment practices. GASB Statement No.3 requires the Master District to assign risk categories for its investment, except those in which securities are not used as evidence of the investment. TexPool is a public funds investment pool. TexPool has not been assigned a risk category since the Master District has not issued securities, but rather it owns an undivided beneficial interest in the assets of TexPool. State law requires the Master District to mark its investments to market price each calendar quarter and upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the Master District’s audited financial statements.

<b>Investment Value as of September 10, 2024</b>	
Cash	\$ 429,582
Money Market	2,766,678
Texpool	<u>10,091,199</u>
<b>Total Investments</b>	<b>\$ 13,287,458</b>

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**TAX DATA**

**Classification of Assessed Valuation within the Service Area – Table 5**

Type Property	2024 <sup>(a)</sup>		2023 <sup>(b)</sup>		2022 <sup>(b)</sup>	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 2,349,161,169	92.09%	\$ 2,332,956,958	98.97%	\$ 2,059,590,138	98.87%
Multifamily Residence	262,788,715	10.30%	251,512,393	10.67%	224,490,697	10.78%
Vacant Lot	30,842,447	1.21%	20,167,966	0.86%	20,562,353	0.99%
Qualified Ag Land	27,797	0.00%	237,500	0.01%	490,438	0.02%
Non-qualified Ag Land	38,179,329	1.50%	16,064,361	0.68%	15,319,193	0.74%
Commercial Real Property	257,357,358	10.09%	252,215,049	10.70%	219,472,846	10.54%
Telephone/Cable Company	1,823,029	0.07%	2,249,507	0.10%	516,497	0.02%
Commercial Personal Prope:	4,862,690	0.19%	6,739,567	0.29%	7,337,041	0.35%
Residential Inventory	27,767,211	1.09%	26,094,778	1.11%	11,312,058	0.54%
Industrial & Manufacturing	7,957,416	0.31%	8,032,983	0.34%	8,038,106	0.39%
Tangible Personal	14,309	0.00%	4,242	0.00%	1,617	0.00%
Private Schools	1,046,850	0.04%	1,046,850	0.04%	1,046,850	0.05%
Totally Exempt Property	148,177,546	5.81%	91,068,005	3.86%	80,017,991	3.84%
Less: Adjustments	(579,201,528)	-22.71%	(651,266,200)	-27.63%	(565,023,065)	-27.12%
<b>Total Assessed Valuation</b>	<b>\$ 2,550,804,338</b>	<b>100.00%</b>	<b>\$ 2,357,123,959</b>	<b>100.00%</b>	<b>\$ 2,083,172,760</b>	<b>100.00%</b>

(a) Provided by TCAD.

(b) Reflects classification of assessed valuation as obtained from the Master District audits prior to adjustments. Such value may differ from the original certified assessed valuation, and any supplements or adjustments thereto, as supplied by TCAD.

**2024 Tax Rate Summary**

Travis County MUD:	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
Debt Service	\$ 0.0200	\$ -	\$ 0.0855	\$ 0.0515	\$ -	\$ 0.0650	\$ -
Maintenance & Operation	0.0200	0.3200	0.0250	0.0525	0.5789	0.0750	0.4380
Contract	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300
<b>Total</b>	<b>\$ 0.3700</b>	<b>\$ 0.6500</b>	<b>\$ 0.4405</b>	<b>\$ 0.4340</b>	<b>\$ 0.9089</b>	<b>\$ 0.4700</b>	<b>\$ 0.7680</b>

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## Tax Collections – Table 6

The following statement of tax collections sets forth in condensed form the historical tax collection experience of the Master District. Such summary has been prepared by the Financial Advisor for inclusion herein based upon information from Master District audits and records. Reference is made to such audits and records for further and more complete information.

Tax Year	Service Area		Contract Tax Levy	Total Collections		Year Ending
	Assessed Valuation	Tax Rate		Amount	%	
2009	901,179,576	0.3500	3,154,129	3,154,129	100.00%	9/30/2010 <sup>(a)</sup>
2010	835,903,253	0.3500	2,925,661	2,925,661	100.00%	9/30/2011 <sup>(a)</sup>
2011	831,292,916	0.3500	2,909,525	2,909,525	100.00%	9/30/2012 <sup>(a)</sup>
2012	851,236,310	0.3500	2,979,327	2,979,327	100.00%	9/30/2013 <sup>(a)</sup>
2013	908,376,654	0.3500	3,179,318	3,179,250	100.00%	9/30/2014 <sup>(a)</sup>
2014	988,944,167	0.3500	3,461,305	3,461,249	100.00%	9/30/2015 <sup>(a)</sup>
2015	1,095,597,678	0.3500	3,834,592	3,834,563	100.00%	9/30/2016 <sup>(a)</sup>
2016	1,192,900,241	0.3500	4,175,151	4,175,106	100.00%	9/30/2017 <sup>(a)</sup>
2017	1,300,994,743	0.3500	4,553,482	4,548,831	99.90%	9/30/2018 <sup>(a)</sup>
2018	1,351,635,401	0.3500	4,730,724	4,726,056	99.90%	9/30/2019 <sup>(a)</sup>
2019	1,454,065,060	0.3500	5,089,228	5,084,567	99.91%	9/30/2020 <sup>(a)</sup>
2020	1,484,185,530	0.3500	5,194,649	5,189,848	99.91%	9/30/2021 <sup>(a)</sup>
2021	1,649,908,123	0.3500	5,774,678	5,637,411	97.62%	9/30/2022 <sup>(a)</sup>
2022	2,083,172,757	0.3500	7,291,105	7,048,917	96.68%	9/30/2023 <sup>(a)</sup>
2023	2,357,123,959	0.3300	7,778,509	7,456,627	95.86%	9/30/2024 <sup>(b)</sup>
2024	2,550,804,308	0.3300	8,417,654	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

(a) Audited.

(b) Unaudited. Reflects collections as of June 30, 2024.

(c) Taxes are due with no penalty by January 31, 2025.

### Contract Tax

The Master District has the statutory authority and the authorization of each Participant's voters to issue unlimited contract tax bonds to purchase, construct, and improve Master District Facilities necessary to provide water, wastewater, and drainage facilities, including water quality facilities, to the Participants. Each Participant's pro rata share of the debt service requirements on the Bonds shall be determined by dividing each Participant's certified appraised value by the total certified appraised value within the Service Area. The Master District Contract obligates each Participant to pay its pro rata share of debt service requirements on the Bonds from the proceeds of an annual unlimited contract tax. The debt service requirement shall include principal, interest, and redemption requirements on the Bonds, paying agent/registrar fees, trustee fees, and all amounts necessary to establish and maintain funds established under a bond resolution or indenture. Pursuant to the Master District Contract each Participant is also authorized to levy a contract tax to pay for (i) operation and maintenance expenses of the Master District Facilities to the extent monthly charges are not available and (ii) expenses of the affected Participant in connection with the operation and retail billing and collecting of a Participant's internal water, wastewater and drainage facilities to the extent water, wastewater and drainage revenues from such internal facilities are insufficient. The contract tax levied by each Participant for the 2024 tax year to pay debt service on the Bonds and Outstanding Contract Bonds is \$0.33 per \$100 of total gross assessed valuation. Such contract tax may be increased to the extent necessary to pay a Participant's share of the operation and maintenance expenses of the Master District Facilities. See "INVESTMENT CONSIDERATIONS - Overlapping and Combined Tax Rates" and "APPENDIX A – Certain Financial Information Regarding the Participants."

### Debt Service Tax

Each Participant, including the Master District, has the statutory authority to issue unlimited tax bonds for the purpose of providing internal water distribution, wastewater collection and storm drainage facilities to the land within its boundaries. Such bonds, if issued, will be payable from a continuing, annual ad valorem tax adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to the contract tax. See "APPENDIX A – Certain Financial Information Regarding the Participants" for information related to each Participant's historical tax data.

**Maintenance Tax**

The Board of Directors of each Participant has the statutory authority to levy and collect an annual ad valorem tax for maintenance purposes, including, but not limited to, funds for planning, constructing, maintaining, repairing, and operating all necessary land, plants, works, facilities, improvements, appliances, and equipment, if such maintenance tax is authorized by a vote of the Participant's electors. Such tax would be in addition to the contract tax and taxes levied for paying principal of and interest on any tax bonds which may be issued in the future by the Participant. At an election held on November 7, 1995, voters within each Participant authorized a maintenance tax not to exceed \$1.00/\$100 assessed valuation.

**Overlapping Taxes for 2023**

Overlapping Entity	Travis County MUD No.						
	3	4	5	6	7	8	9
Travis County	\$ 0.304655	\$ 0.304655	\$ 0.304655	\$ 0.304655	\$ 0.304655	\$ 0.304655	\$ 0.304655
Austin Independent School District	0.859500	0.859500	0.859500	0.859500	0.859500	0.859500	0.859500
Travis County ESD No. 3	0.040000	0.040000	0.040000	0.040000	0.040000	0.040000	0.040000
Travis County Healthcare District	0.100692	0.100692	0.100692	0.100692	0.100692	0.100692	0.100692
Austin Community College District	0.098600	0.098600	0.098600	0.098600	0.098600	0.098600	0.098600
District Tax Rate	0.392000	0.720000	0.458600	0.423000	0.908900	0.485500	0.782500
<b>Total Tax Rate</b>	<b>\$ 1.795447</b>	<b>\$ 2.123447</b>	<b>\$ 1.862047</b>	<b>\$ 1.826447</b>	<b>\$ 2.312347</b>	<b>\$ 1.888947</b>	<b>\$ 2.185947</b>

**Average 2023 Tax Bill for Districts with Single Family Development**

	Travis County MUD No.						
	3	4	5	6	7	8	9
Average Single Family Home Value	<b>\$ 1,801,956</b>	<b>\$ -</b>	<b>\$ 2,906,250</b>	<b>\$ 2,977,373</b>	<b>\$ -</b>	<b>\$ 2,983,661</b>	<b>\$ 2,252,695</b>
Travis County	\$ 5,490	\$ -	\$ 8,854	\$ 9,071	\$ -	\$ 9,090	\$ 6,863
Austin Independent School District	15,488	-	24,979	25,591	-	25,645	19,362
Travis County ESD No. 3	721	-	1,163	1,191	-	1,193	901
Travis County Healthcare District	1,814	-	2,926	2,998	-	3,004	2,268
Austin Community College District	1,777	-	2,866	2,936	-	2,942	2,221
District Tax Bill	7,064	-	13,328	12,594	-	14,486	17,627
	<b>\$ 32,353</b>	<b>\$ -</b>	<b>\$ 54,116</b>	<b>\$ 54,380</b>	<b>\$ -</b>	<b>\$ 56,360</b>	<b>\$ 49,243</b>

**Principal Taxpayers – Table 7**

The following list of principal taxpayers and their assessed valuations within the Service Area have been obtained from Master District audits and is based on the 2024, 2023, and 2022 tax rolls of each Participant, which reflect ownership as of January 1 of each year shown. Such values may differ from the original certified assessed valuation and any supplements or adjustments thereto, as supplied by the Travis Central Appraisal District. See APPENDIX A for a list of principal taxpayers in each Participant.

Taxpayer	Type Property	2024 <sup>(a)</sup>	2023 <sup>(b)</sup>	2022 <sup>(b)</sup>
Barton Creek Resort & Clubs Inc.	Country Club and Resort	\$ 255,430,191	\$ 252,705,625	\$ 214,264,249
BMIR Santal LLC	Apartment Complex	137,788,715	152,581,067	146,000,000
Barton Creek Villas LLC	Apartment Complex	70,500,000	90,840,839	73,350,000
Saint June LP	Apartment Complex	54,500,000	12,490,326	5,140,697
Holden Hills LP	Land & Improvements	23,068,059	5,003,705	(c)
Villas at Amarra Drive LLC	Condominiums	17,101,850	13,816,868	(c)
Stratus Properties Operating Co., L.P.	Land & Improvements	15,444,967	10,069,183	20,048,124
Owners Club at Barton Creek LP	Interval Ownership Homes	10,505,256	10,489,085	10,561,702
Individual Homeowner	Land & Improvements	8,661,840	8,233,739	7,485,217
Barton Creek Office Partners, LP	Strip Center	8,473,181	8,243,760	7,882,864
Individual Homeowner	Land & Improvements	(c)	(c)	7,044,612
Individual Homeowner	Land & Improvements	(c)	(c)	6,809,033
Barton Creek Senior Living <sup>(d)</sup>	Retirement Center	(c)	(c)	(c)
		<b>\$ 601,474,059</b>	<b>\$ 564,474,197</b>	<b>\$ 498,586,498</b>
<b>Percent of Assessed Valuation</b>		<b>23.58%</b>	<b>23.95%</b>	<b>23.93%</b>

*(The footnotes appear on the following page)*

- (a) Provided by TCAD.
- (b) Reflects classification of assessed valuation as obtained from the Master District audits prior to adjustments. Such value may differ from the original certified assessed valuation, and any supplements or adjustments thereto, as supplied by TCAD.
- (c) Not a principal taxpayer in respective year.
- (d) According to Senior Quality Living Corporation (“SQLC”), the owner of Barton Creek Senior Living Community, Inc. (“BCSLC”), doing business as Querencia, a continuing care retirement community, applied for and was granted a charitable organization tax-exemption, although there is a restrictive covenant that runs with the land that waives BCSLC’s right to claim any tax exemption for Travis Co. MUD No. 3 until September 2035. Due to this, the TCAD removed Querencia from the tax rolls in the years 2015 through 2024. Effective June 18, 2018, through 2036, BCSLC, the Master District, and Travis County MUD No. 3 have entered into a Payment in Lieu of Taxes Agreement (“PILOT”) under which BCSLC has agreed to make annual payments in lieu of taxes based on an appraised value determined by an independent appraiser in accordance with the terms of the PILOT. To date, BCSLC has made payments to Travis County MUD No. 3 in amounts equal to the 2015 through 2023 taxes owed.

**Tax Adequacy for Debt Service**

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in aggregate assessed valuation from the aggregate 2024 Certified Assessed Valuation of the Service Area and utilize tax rates adequate to service the Master District’s total debt service requirements, on its contract tax bonds, including the Bonds. No available debt service funds are reflected in these computations. See “INVESTMENT CONSIDERATIONS - Impact on Contract Tax Rates.”

Average Requirement on the Bonds and Outstanding Contract Bonds (2025 through 2048).....	\$4,391,074
\$0.19 Tax Rate on the aggregate 2024 Certified Assessed Valuation of \$2,550,804,308 @ 95% collections produce.....	\$4,604,202
Maximum Requirement on the Bonds and the Outstanding Contract Bonds (2034).....	\$6,044,602
\$0.25 Tax Rate on the aggregate 2024 Certified Assessed Valuation of \$2,550,804,308 @ 95% collections produce.....	\$6,058,160

**TAXING PROCEDURES**

**Authority to Levy Taxes**

The board of directors of each Participant is authorized to levy an annual ad valorem tax on all taxable property within its boundaries in an amount sufficient to pay the principal of and interest on the Bonds and Outstanding Contract Bonds, their pro rata share of debt service on any contract tax bonds and any additional bonds or obligations payable from taxes which the Master District may hereafter issue (see “INVESTMENT CONSIDERATIONS - Future Debt”) and to pay the expenses of assessing and collecting such taxes. Each Participant agrees in the Master District Contract to levy such a tax from year-to-year as described more fully herein under “THE BONDS - Source of and Security for Payment.” Under Texas law, the board of directors of each Participant is also authorized to levy and collect an ad valorem tax for the operation and maintenance of its district and its water and wastewater system and for the payment of certain contractual obligations, if authorized by its voters. See “TAX DATA – Contract Tax.”

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

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

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

**Property Subject to Taxation**

**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 Master District are subject to taxation by the Master District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares, and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the Master District may by its own action exempt residential homesteads of persons sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The Master District may be required to offer such an exemption if a majority of voters approve it at an election. The Master District would be required to call such

an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous election. The Master District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the Master District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the Master District. Furthermore, the Master District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse if such disability rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran's residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See "TAX DATA."

**Residential Homestead Exemptions:** The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The Participants have never adopted a general homestead exemption.

**Tax Abatement:** Travis County and the Participants may enter into tax abatement agreements with owners of real property within their respective boundaries. The tax abatement agreements may exempt from ad valorem taxation by the applicable taxing jurisdiction for a period of up to ten years, all, or any part of the 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 a comprehensive plan. To date, the Participants have not executed any abatement agreements.

**Freeport Goods and Goods-in-Transit Exemption:** Article VIII, Section 1-j of the Texas Constitution provides for an exemption from ad valorem taxation for "freeport property," which is defined as goods detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing, or fabrication. Taxing units that took action prior to April 1, 1990, may continue to tax freeport property and decisions to continue to tax freeport property may be reversed in the future. However, decisions to exempt freeport property are not subject to reversal. In addition, effective for tax years 2008 and thereafter, Article VIII, Section 1-n of the Texas Constitution provides for an exemption from taxation for "goods-in-transit," which are defined as personal property acquired or imported into the state and transported to another location inside or outside the state within 175 days of the date the property was acquired or imported into the state. The exemption excludes oil, natural gas, petroleum products, aircraft, and special inventory, including motor vehicle, vessel and outboard motor, heavy equipment, and manufactured housing inventory. After holding a public hearing, a taxing unit may take action by January 1 of the year preceding a tax year to tax goods-in-transit during the following tax year. A taxpayer may obtain only a freeport exemption or a goods-in-transit exemption for items of personal property. Freeport goods and goods-in-transit are exempt from taxation by the Master District.

**Temporary Exemption for Qualified Property Damaged by a Disaster:** The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the Master District, adopting its tax rate for the tax year. A taxing unit, such as the Master 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 by 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. There is currently no judicial precedent for how the statute will be applied but Texas Attorney General Opinion KP-0299, issued on April 13, 2020, concluded a court would likely find the Texas Legislature intended to limit the temporary tax exemption to apply to property physically harmed as a result of a declared disaster.

### **Valuation of Property for Taxation**

Generally, property in the Service Area must be appraised by TCAD at one hundred percent (100%) of market value as of January 1 of each year. Once an appraisal roll is prepared and formally approved by the Appraisal Review Board, it is used by each Participant in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code.

Nevertheless, certain land may be appraised at less than market value 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 ten percent (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 that 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 an agricultural use, open space, or timberland designation and later loses it by changing the use of the property or selling it to an unqualified owner, the Participant can collect taxes based on the new use, including taxes for the previous three years for agricultural use and taxes for the previous five years for open space land and timberland.

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

On July 13, 2023, during the Second Special Session, the Texas Legislature passed Senate Bill 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 million dollars (the "maximum property value") to an amount not to exceed the lesser of: (1) the market value of the subjected property for the most recent tax year that the market value was determined by the appraisal office or (2) the sum of: (a) 20 percent (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 maximum property value may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in the consumer price index, as applicable, to the maximum property value. The appraisal cap took effect on January 1, 2024.

### **Participant and Taxpayer Remedies**

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

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

The Participants are responsible for the levy and collection of its taxes unless it elects to transfer the collection functions to another governmental entity. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the board of directors of each Participant based upon the valuation of property within the Participant as of the preceding January 1. Taxes are due October 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to fifteen percent (15%) if imposed by the Participant. The delinquent tax also accrues interest at a rate of one percent (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 date of taxes under certain circumstances.

The Participant's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties, and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

### **Tax Payment Installments**

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 Participants 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 water control and improvement districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified herein as “Special Taxing Units.” Districts that have financed, completed, and issued bonds to pay for all land, improvements, and facilities necessary to serve at least 95% of the projected build-out of the district are classified as “Developed Districts.” Districts that do not meet either of the classifications previously discussed are classified herein as “Developing Districts.” The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

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

**Developed Districts:** Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, and any unused increment rates authorized by the Property Tax Code for the preceding tax year, 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 the Developed District is the current year’s debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, plus any unused increment rates (the “voter-approval tax rate”). An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

**Developing Districts:** The qualified voters of Developing Districts, upon a Developing District’s adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for the Developing District is the current year’s debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

**The Participants:** A determination as to a district’s status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors of each Participant on an annual basis. For the 2024 tax year, the Participants had the following tax status designations: Travis County Municipal Utility District No. 3 – Special Taxing Unit; Travis County Municipal Utility District No. 4 – Developed District; Travis County Municipal Utility District No. 5 – Special Taxing Unit; Travis County Municipal Utility District No. 6 – Developed District; Travis County Municipal Utility District No. 7 – Developing District; Travis County Municipal Utility District No. 8 – Developing District; and Travis County Municipal Utility District No. 9. - Developing District. The Master District cannot give any assurances as to what its classification will be at any point in time or whether the Participants’ future tax rates will result in a total tax rate that will reclassify the Participants into a new classification and new election calculation.

## **Rights In the Event Of Tax Delinquencies**

Taxes levied by the Participants are a personal obligation of the owner of the property on 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 Participants, having power to tax the property. The Participant’s tax lien is on a parity with tax liens of such other taxing units. See “TAX DATA - Overlapping Taxes for 2023”. 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 Participants 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 Participants may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the Participants must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two years after the purchaser’s deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. See “INVESTMENT CONSIDERATIONS - General - Tax Collections Limitations and Foreclosure Remedies.”

## Effect of FIRREA on Tax Collections

The “Financial Institutions Reform, Recovery and Enforcement Act of 1989” (“FIRREA”) contains provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation (“FDIC”) when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary lien shall attach to such property, (ii) the FDIC shall not be liable for any penalties or fines, including those arising from the failure to pay any real property taxes when due and (iii) notwithstanding the failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FIRREA provisions are valid and applicable to any property in the Participants, and to the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property owned by the FDIC in the Participants and may prevent the collection of penalties and interest on such taxes.

## MANAGEMENT

### Board of Directors

The board of directors of Travis County Municipal Utility District No. 4 also serves in the role as the board of directors of the Master District. The board of directors, consisting of five directors, has control over and management supervision of all affairs of the Master District. Directors' terms are four years with elections held within the Master District on the first Tuesday after the first Monday in November in each even numbered year. All of the Directors own property in the Master District.

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>	<u>Length of Service</u>
Doug Connolly	President	2024	25 ½ Years
Paul Brady	Vice President	2024	3 Years
H. Edward Padgett, Jr.	Treasurer	2026	26 ½ Years
Wayne Basden	Secretary	2024	17 ½ Years
Stephen Gelé	Assistant Secretary/Treasurer	2026	3 Months

## MASTER DISTRICT CONSULTANTS

### Tax Assessor/Collector

Land and improvements in the Master District are being appraised for taxation by the Travis Central Appraisal District. The Tax Assessor/Collector is appointed annually by the Board of Directors of the Master District. Bruce Elfant currently serves the Master District in this capacity under contract.

### Operator

The Master District contracts with Crossroads Utility Services, Inc. (“Crossroads”) to serve as operator of the Master District Facilities and operator of each Participant's internal facilities. Crossroads serves in a similar capacity for 33 other special districts in the Austin metropolitan area.

### Bookkeeper

Bott & Douthitt, P.L.L.C. (“B&D”), Certified Public Accountants, is charged with the responsibility of providing bookkeeping services for the Master District. B&D serves in a similar capacity for 150 other special districts.

### Engineer

The Master District's consulting engineer is Murfee Engineering Company (the “Engineer”). Such firm serves as consulting engineer to 25 other special districts.

### Financial Advisor

Public Finance Group LLC serves as the Master District's financial advisor (the “Financial Advisor”). The fee for services rendered in connection with the issuance of the Bonds is based on the percentage of the Bonds actually issued, sold, and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds. Public Finance Group LLC also serves as financial advisor to each of the Participants.

### Bond Counsel and Disclosure Counsel

The Master District has engaged McCall Parkhurst & Horton L.L.P., Austin, Texas as Bond Counsel and Disclosure Counsel. The fees of Bond Counsel and Disclosure Counsel are contingent upon the sale and delivery of the Bonds. McCall Parkhurst & Horton L.L.P. also serves as bond counsel to each of the Participants.

## **General Counsel**

The Master District employs Armbrust & Brown PLLC (“A&B”) as general counsel. A&B also acts as general counsel to each of the Participants and serves as counsel to Stratus Properties. The fees of A&B related to the Bonds are contingent upon the sale and delivery of the Bonds.

## **ANNEXATION**

The Master District and each of the other Participants lie partially within the extraterritorial jurisdiction of the City of Austin. Under Texas law generally, a district may be annexed by the city in whose extraterritorial jurisdiction the district is located. However, the act which created the Master District and the other Participants (the “Enabling Legislation”) provides that a municipality may annex a Participant only after the installation of ninety percent (90%) of all works, improvements, facilities, plants, equipment and appliances necessary and adequate to (1) provide service to the proposed development within the Participant's boundaries, (2) accomplish the purposes for which the Participant was created, and (3) exercise the powers provided by the general law of the State and the Act; or the expiration of twenty (20) years from the date the district was confirmed, whichever occurs first. The twenty-year anniversary of the confirmation of the Participants occurred on November 7, 2015. However, the Texas Legislature enacted new legislation, effective December 1, 2017 (“Senate Bill 6”), that revised Texas law regarding annexation and specifically revised the Enabling Legislation for each of the Participants regarding annexation. The amendment to the Enabling Legislation by Senate Bill 6 provides that the City of Austin may only annex one or more of the Participants if such proposed annexation has been approved by a majority of those voting in an election held for that purpose within all of the Participants and Water Control and Improvement District No. 19. The election must be held in all such districts even if the annexation is proposed for all of the districts. Further, under Texas law, the City of Austin cannot annex territory within a district unless it annexes the entire district. Texas Senate Bill 2038 (the “ETJ Law”) became effective September 1, 2023, and provides a mechanism for removal of real property from the extraterritorial jurisdiction of a city. The Developer has completed the statutory process to remove certain property (primarily in Travis County Municipal Utility Districts 7,8 and 9) from the extraterritorial jurisdiction (“ETJ”) of the City of Austin, as permitted by the ETJ Law. A number of cities in Texas have brought lawsuits challenging the ETJ Law. If the ETJ Law is not upheld, the District can make no representations or give any assurances as to the effect such a ruling might have on the properties that have been removed. See “THE BONDS – Annexation and Consolidation.”

## **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 Master District payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the Master District. Issuance of the Bonds is also subject to the legal opinion of Bond Counsel, based upon examination of a transcript of the proceedings incident to authorization and issuance of the Bonds, to the effect that the Bonds are valid and binding obligations of the Master 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 governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. Bond Counsel's legal opinion will also address the matters described below under “TAX MATTERS.” Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. In connection with the issuance of the Bonds, Bond Counsel has been engaged by, and only represents, the Master District.

The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of Bonds actually issued, sold, and delivered, and therefore, such fees are contingent upon the sale and delivery of the Bonds.

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

### **No-Litigation Certificate**

The Master District will furnish to the Initial Purchaser a certificate, dated as of the Date of Initial Delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is 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 or 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 Master District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the Master District from that set forth or contemplated in the Official Statement.

## TAX MATTERS

### Opinion

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 will be excludable from the “gross income” of the holders thereof and (2) the Bonds will not be treated as “specified private activity bonds” the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Code. Except as stated above, Bond Counsel will express no opinion as to any other federal, state, or local tax consequences of the purchase, ownership, or disposition of the Bonds. See “APPENDIX C - Form of Bond Counsel Opinion.”

In rendering its opinion, Bond Counsel will rely upon (a) the Master District’s federal tax certificate, and (b) covenants of the Master District relating to arbitrage and the application of the proceeds to be received from the issuance and sale of the Bonds and certain other matters. Failure by the Master District to comply with these representations or covenants could cause the interest on the Bonds to become included in gross income 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 the 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 to gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the Master District with the covenants and 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 (the “IRS”) by the Master District with respect to the Bonds or the property financed or refinanced with the proceeds of the Bonds. Bond Counsel’s opinion represents its legal judgement based upon its review of Existing Law and the representations of the Master District that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the IRS will commence an audit of the Bonds, or as to whether the IRS would agree with the opinion of Bond Counsel. If an IRS audit is commenced, under current procedures the IRS is likely to treat the Master 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 is less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the 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 (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 statutes, regulations, published rulings and court decisions accumulated, all of which are 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 Subchapter C earnings and profits, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

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

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

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

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

### **State, Local and Foreign Taxes**

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

### **Information Reporting and Backup Withholding**

Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Bonds will be sent to each registered holder and to the IRS. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient's federal income tax. Special rules apply to partnerships, estates, and trusts, and in certain circumstances, and in respect of Non-U.S. Holders, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

### **Future and Proposed Legislation**

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

### **Qualified Tax-Exempt Obligations for Financial Institutions**

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligation, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year.

Section 265(b)(5) of the Code defines the term “financial institution” as any “bank” described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person’s trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to “qualified tax-exempt obligations” provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty-percent (20%) as a “financial institution preference item.”

The Master District has designated the Bonds as “qualified tax-exempt obligations” within the meaning of section 265(b) of the Code. In furtherance of that designation, the Master District covenants to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as “qualified tax-exempt obligations.” **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the IRS could take a contrary view. If the IRS takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the \$10,000,000 limitation and the Bonds would not be “qualified tax-exempt obligations.”**

## CONTINUING DISCLOSURE OF MASTER DISTRICT INFORMATION

In the Bond Resolution, the Master District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The Master District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the Master District will be obligated to provide certain updated financial information and operating data annually, and timely notice of certain specified events to the Municipal Securities Rulemaking Board (“MSRB”). Information will be available free of charge by the MSRB via the Electronic Municipal Market Access (“EMMA”) system at [www.emma.msrb.org](http://www.emma.msrb.org).

### Annual Reports

The Master District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the Master District of the general type included in this Official Statement under Tables 1 through 7 and in Appendices A and B, if such audited financial statements in Appendix B are then available. The Master District will update and provide this information within six months after the end of each fiscal year. The Master District will provide the updated information to the MSRB.

The Master District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the “Rule”). The updated information will include audited financial statements if it is completed by the required time. If audited financial statements are not available within twelve months after such fiscal year end, the Master District will file unaudited financial statements within such twelve-month period and file audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix A or such other accounting principles as the Master District may be required to employ from time to time pursuant to state law or regulation.

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

### Notice of Certain Events

The Master District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The Master District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the Master District or other obligated person within the meaning of CFR § 240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the Master District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the Master 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 an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation (as defined by the Rule, which includes certain debt, debt-like, and debt-related obligations) of the Master District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Master District or other obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Master District or other obligated person, any of which reflect financial difficulties.

For these purposes, any event described in clause (12) of the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Master District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Master District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the Master District in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an

order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Master District.

For the purposes of the events described in clauses (15) and (16) of the immediately preceding paragraph, the term “Financial Obligation” is defined in the Bond Resolution to mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “Financial Obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule. The Bond Resolution further provides that the Master District intends the words used in such clauses (15) and (16) in the immediately preceding paragraph and in the definition of Financial Obligation to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 20, 2018.

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

The Master District has agreed to provide the foregoing information only to the MSRB. All documents provided by the Master District to the MSRB described above under “Annual Reports” and “Notice of Certain Events” will be in an electronic format and accompanied by identifying information as prescribed by the MSRB.

The address of the MSRB is 1900 Duke Street, Suite 600, Alexandria, VA 22314, and its telephone number is (703) 797-6600.

#### **Limitations and Amendments**

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

This continuing disclosure agreement may be amended by the Master District 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 type of operations of the Master District, but only if (1) the provisions, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of the Bond Resolution that authorizes such an amendment) of the Outstanding Contract Bonds consent to such amendment or (b) a person that is unaffiliated with the Master District (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the registered and beneficial owners of the Bonds. The Master District may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

#### **Compliance with Prior Undertakings**

For the last five years, the Master District has complied in all material respects with its continuing disclosure undertakings in accordance with SEC Rule 15c2-12.

### **CONTINUING DISCLOSURE OF PARTICIPANT INFORMATION**

Each Participant has executed a Continuing Disclosure Agreement with the Master District for the benefit of the holders and beneficial owners of the Bonds. Each Continuing Disclosure Agreement requires the respective Participant to annually provide certain information under such agreement for so long as it remains an obligated person with respect to the Bonds, within the meaning of the Rule. Under the Continuing Disclosure Agreement, each Participant will be obligated to provide certain financial information and operating data with respect to its financial and operating condition. This information will be available via the EMMA system at [www.emma.msrb.org](http://www.emma.msrb.org).

#### **Annual Reports**

Each Participant will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to each Participant to-wit: (i) annual audited financial statements of each Participant, if such audited financial statements are then available, and (ii) the information contained in Appendix A hereto that relates to each respective Participant. Each Participant will update and provide this information within six months after the end of each fiscal year to the MSRB.

Each Participant may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule. The updated information will include audited financial statements if it is completed by the required time. If audited financial statements are not available within twelve months after any such fiscal year end, each Participant will file unaudited financial statements within such twelve-month period and file audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with such accounting principles as each Participant may be required to employ from time to time pursuant to state law or regulation.

Each Participant's current fiscal year end is September 30. Accordingly, it must provide updated information by March 31 of each year, unless a Participant changes its fiscal year. If a Participant changes its fiscal year, it will notify MSRB of the change.

#### **Notice of Certain Events**

Each Participant will provide timely notice of any failure by it to provide information, data, or financial statements in accordance with its agreement. Each Participant will also provide such notice to the MSRB.

#### **Availability of Information**

Information agreed to be provided by any Participant upon request may be obtained by contacting the Participant c/o Armbrust & Brown PLLC, 100 Congress, Suite 1300, Austin, Texas 78701, Attention: Gregg Krumme (telephone no. (512) 435-2300; facsimile no. (512) 435-2360). Information provided to the MSRB will be available via the EMMA system at [www.emma.msrb.org](http://www.emma.msrb.org). The address of the MSRB is 1900 Duke Street, Suite 600, Alexandria, VA 22314, and its telephone number is (703) 797-6600.

#### **Limitations and Amendments**

The Participants have agreed to provide updated information and notices of certain events only as described above. The Participants have not agreed to provide other information that may be relevant or material to a complete presentation of the financial results of operations, condition, or prospects of the Participants or agreed to update any information that is provided, except as described above. The Participants make 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 Participants disclaim 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 Participants to comply with its agreement.

The Participants and the Master District may amend their continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Participants, if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule and either the holders of a majority in aggregate principal amount of the Outstanding Contract Bonds consent or any person unaffiliated with the Master District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interest of the beneficial owners of the Bonds. The Participants and the Master District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, or in the Participants' discretion under any other circumstance, but in either case only if and to the extent that reserving the right to do so does not make unlawful the Underwriter's purchase and sale of the Bonds in the offering described herein. If the Participants and the Master District amend their agreements, it must include with the next financial information and operating data 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 information and data provided.

#### **Compliance with Prior Agreements**

During the past five years, the Participants have complied in all material respects with all continuing disclosure agreements made by them in accordance with SEC Rule 15c2-12.

#### **FINANCIAL ADVISOR**

The Official Statement was compiled and edited under the supervision of Public Finance Group LLC (the "Financial Advisor"), which firm was employed in 2014 as Financial Advisor to the Master District. The fees paid the Financial Advisor for services rendered in connection with the issuance and sale of the Bonds are based on a percentage of the Bonds actually issued, sold, and delivered, and therefore such fees are contingent on the sale and delivery of the Bonds.

#### **OFFICIAL STATEMENT**

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

#### **Preparation**

The information in this Official Statement was compiled and edited by the Financial Advisor. In addition to compiling and editing such information, the Financial Advisor has obtained the information set forth herein under the captions indicated from the following sources:

“THE BARTON CREEK DEVELOPMENT” and “THE MASTER DISTRICT” and “PARTICIPANTS IN CURRENT SERVICE AREA” - Stratus Properties Operating Co. (“Stratus Properties”), Murfee Engineering Company (“Engineer”), Austin Independent School District, and various area commercial and retail establishments; “THE DEVELOPER” – Stratus Properties; “BARTON CREEK RESORT, LLC” - Barton Creek Resort, LLC; “MASTER DISTRICT FACILITIES” - Engineer; “MASTER DISTRICT FACILITIES - Wholesale Service Agreements” - Armbrust & Brown PLLC; “COMPOSITE FINANCIAL STATEMENT – TABLE 4” - Travis Central Appraisal District; “TAX DATA” and “MASTER DISTRICT FACILITIES – Operations” - Audits and Records of the Master District; “MANAGEMENT” - Master District Directors; “DEBT SERVICE REQUIREMENTS – TABLE 3” - Financial Advisor; and “THE BONDS,” “SUMMARY OF CERTAIN DOCUMENTS,” “TAXING PROCEDURES,” “LEGAL MATTERS” (except the last two sentences of the second paragraph thereof), “TAX MATTERS,” “CONTINUING DISCLOSURE OF MASTER DISTRICT INFORMATION” and “CONTINUING DISCLOSURE OF PARTICIPANT INFORMATION” – McCall, Parkhurst & Horton L.L.P.

## **Consultants**

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

*The Engineer:* The information contained in the Official Statement relating to engineering matters and to the description of the System and, in particular, that information included in the section entitled “MASTER DISTRICT FACILITIES,” has been provided by Murfee Engineering Company, and has been included in reliance upon the authority of said firm in the field of civil engineering.

*Auditor:* The Master District’s financial statements for the fiscal year ended September 30, 2023, were prepared by McCall, Gibson, Swedlund, Barfoot P.L.L.C, Certified Public Accountants. See “Appendix B” for a copy of the Master District’s September 30, 2023, audited financial statements.

*Appraisal District:* The information contained in this Official Statement relating to the certified assessed valuation of property in the Master District and, in particular, such information contained in the section captioned “FINANCIAL STATEMENT,” has been provided by the Travis Central Appraisal District, in reliance upon their authority in the field of appraising and tax assessing.

*Tax Assessor/Collector:* The information contained in this Official Statement relating to tax collection rates, and principal taxpayers has been provided by Mr. Bruce Elfant in reliance upon his authority in the field of tax assessing and collecting.

## **Certification as to Official Statement**

The Master District, acting by and through its Board of Directors 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 Master District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, description and statements concerning entities other than the Master District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the Master District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. Except as set forth in “CONTINUING DISCLOSURE OF INFORMATION” herein, the Master District has no obligation to disclose any changes in the affairs of the Master District and other matters described in this Official Statement subsequent to the “end of the underwriting period” which shall end when the Master District delivers the Bonds to the Initial Purchaser at closing, unless extended by the Initial Purchaser. All information with respect to the resale of the Bonds subsequent to the “end of the underwriting period” is the responsibility of the Initial Purchaser.

## **Annual Audits**

Under Texas Law, the Master District must keep its fiscal records in accordance with generally accepted accounting principles, must have its financial accounts and records audited by a certified or permitted public accountant within 120 days after the close of each fiscal year of the Master District, and must file each audit report with the TCEQ within 135 days after the close of the fiscal year. Copies of each audit report must also be filed in the office of the Master District. The Master District’s fiscal records and audit reports are available for public inspection during regular business hours, and the Master District is required by law to provide a copy of the Master District’s audit reports to any registered owner or other member of the public within a reasonable time on request, upon payment of prescribed charges.

This Official Statement was approved by the Board of Directors of Travis County Municipal Utility District No. 4 in their role as the Master District, as of the date shown on the first page hereof.

/s/ Doug Connolly  
President, Board of Directors  
Travis County Municipal Utility District No. 4

/s/ Wayne Basden  
Secretary, Board of Directors  
Travis County Municipal Utility District No. 4

## PHOTOGRAPHS

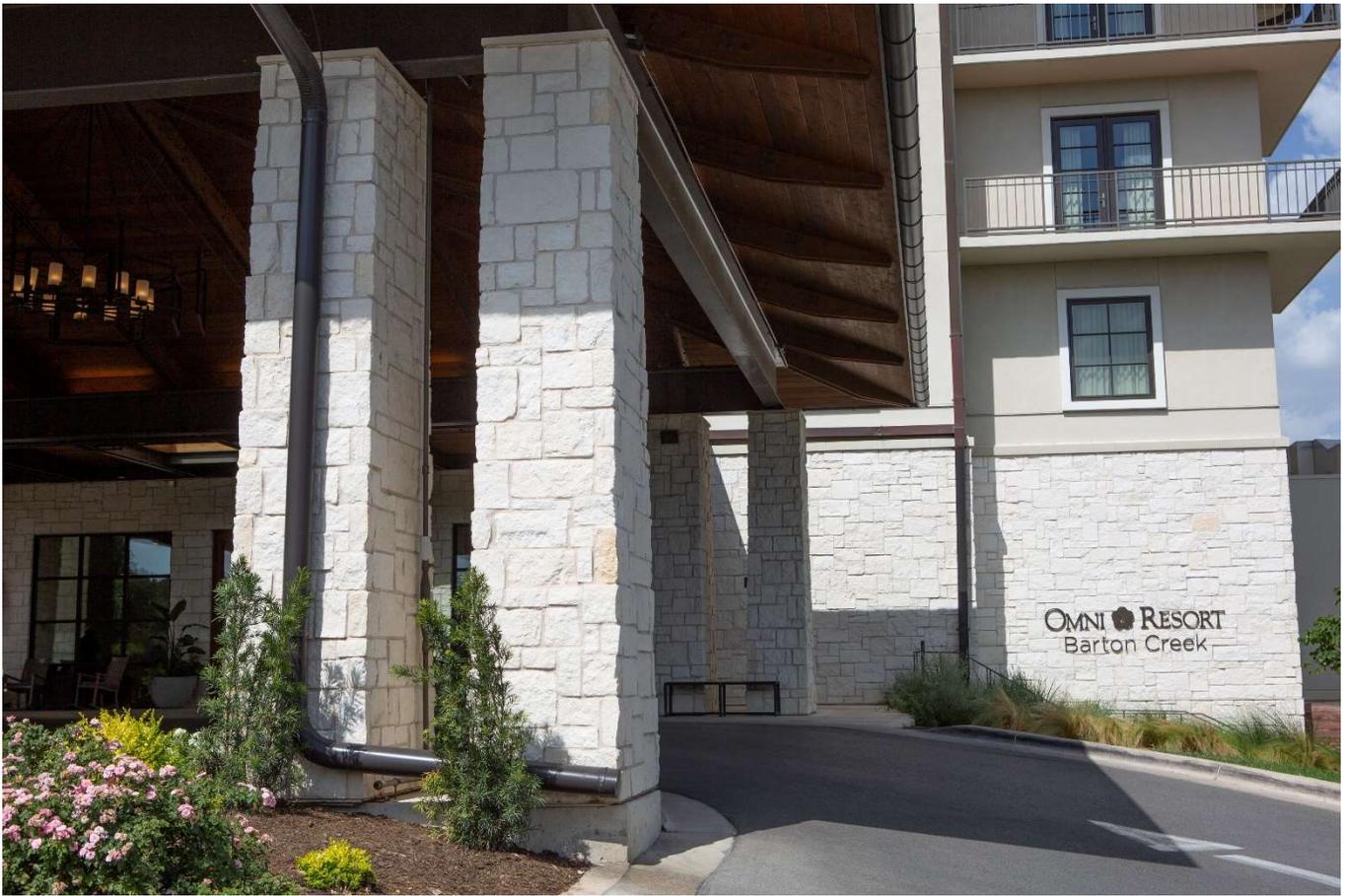
The following photographs were taken in the Service Area. The homes and commercial establishments shown in the photographs are representative of the type of construction presently located within the Master District, and these photographs are presented solely to illustrate such construction. The Master District makes no representation that any additional construction such as that as illustrated in the following pages will occur in the Service Area. See "THE MASTER DISTRICT."















## APPENDIX A

### **Certain Financial Information Regarding the Participants**

Selected information concerning the Participants is included in this Appendix in addition to certain general information concerning the Participants and their obligation under the Master District Contract. See “PARTICIPANTS IN CURRENT SERVICE AREA” and “SUMMARY OF CERTAIN DOCUMENTS - Master District Contract” therein. Each Participant is severally liable for its Pledged Contract Payments in an amount equal to its pro rata share of debt service requirements on the Bonds and Outstanding Contract Bonds. No Participant is liable for more than its share of such debt service. Consequently, the ability of the Master District to make timely payment of principal of and interest on the Bonds and Outstanding Contract Bonds would be impaired if any Participant became unable to make its Pledged Contract Payments in full when due, unless the year-end balance of the bond fund of the Master District exceeded the amount of such Participant's deficiency.

### **Certain Calculations**

The information concerning the debt structure of the Participants makes reference to the principal amount of each Participant's pro rata share of debt service on the Bonds and Outstanding Contract Bonds, each Participant's outstanding unlimited tax bonds, if any, and certain annual tax rate calculations. In each case, this information has been computed as follows:

*Contract Debt* - The principal amount of each Participant's Master District Contract debt has been calculated for purposes of analysis by allocating the principal amount of the Bonds among the Participants in proportion to their assessed valuation. The assessed valuations are based on the 2024 Certified Assessed Valuation of each Participant of the Service Area of \$2,550,804,308. A Participant's share of annual debt service requirements on the Bonds and outstanding Contract Bonds will be determined annually by reference to their relative certified assessed valuations as of January 1 established by the Travis Central Appraisal District.

*Tax Rate Calculations* - Tax rate calculations assume that each Participant's assessed valuation does not increase from its 2024 Certified Assessed Valuation, that each Participant collects ninety-five percent (95%) of the taxes it levies, that it issues no additional bonds, and that the Master District does not issue any additional unlimited contract tax bonds. Average annual debt service requirements for each Participant are calculated from 2024 through the final year of maturity for the unlimited tax bonds issued by the Participant. Master District Contract debt payments are calculated by averaging the payments to be made annually from 2025 through 2048 and assuming that each Participant's percentage share of the debt service on the Bonds and Outstanding Contract Bonds does not change.

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TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 3

The chart below reflects the status of development (as of May 1, 2024):

Section	Net Acreage	Platted Lots			Completed Units			Under Construction		Vacant Lots	
		Other	Single Family	De tached Condo	Single Family	De tached Condo	Multi-Family	Single Family	De tached Condo	Single Family	De tached Condo
<b>A. Developed with Utility Facilities</b>											
The Woods II	79.91	-	73	-	66 <sup>(a)</sup>	-	-	-	-	3	-
The Fairways	24.42	-	-	49 <sup>(b)</sup>	-	49	-	-	-	-	-
North Rim	60.61	-	18	-	17	-	-	-	-	1	-
Barton Creek Villas	24.53	216.00 <sup>(c)</sup>	-	-	-	-	216	-	-	-	-
ABC Mid./ Woods III	66.06	-	73	-	72	-	-	1	-	-	-
The Pointe	73.42	-	-	65 <sup>(d)</sup>	-	65	-	-	-	-	-
Governor's Hill	31.39	- <sup>(e)</sup>	-	44	-	44	-	-	-	-	-
Gateway South	6.38	-	1	-	1	-	-	-	-	-	-
SWACS/St. Gabriel's Sch	31.35	1.00 <sup>(f)</sup>	-	-	-	-	-	-	-	-	-
Section H-3	19.05	-	3	-	-	-	-	-	-	3	-
ABC West Ph. 1	149.16	- <sup>(g)</sup>	75	-	74	-	-	-	-	-	-
ABC West Ph. 2	120.24	-	47 <sup>(h)</sup>	-	47	-	-	-	-	-	-
Barton Creek Retail	8.00	3.00	-	-	-	-	-	-	-	-	-
Verano Drive	103.29	-	72	-	66 <sup>(i)</sup>	-	-	2	-	-	-
Querencia	27.84	168.00 <sup>(j)</sup>	-	-	-	-	-	-	-	-	-
	<b>825.65</b>	<b>388</b>	<b>362</b>	<b>158</b>	<b>343</b>	<b>158</b>	<b>216</b>	<b>3</b>	<b>-</b>	<b>7</b>	<b>-</b>
<b>B. Remaining Undeveloped but Developable Acreage</b>											
	-										
<b>C. Undevelopable Acreage</b>											
	28.37										
<b>Total Acreage</b>	<b>854.02</b>										

- (a) Includes 4 homes built on two lots each.
- (b) Platted as one lot but developed as detached condominium units/patio homes with 49 units.
- (c) Barton Creek Villas, platted as one lot, is a multi-family development apartment complex with 216 total units with a living unit equivalency of 175.
- (d) Platted as one lot but developed as 65 detached condominium units/patio homes and one gatehouse.
- (e) Platted as two lots, one of which is a single-family residence and the other of which is currently being developed as 44 detached condominium units/patio homes.
- (f) Developed by Southwest Austin Catholic School, a Texas nonprofit corporation, as a private school for grades K through 8. The school opened in September 1999.
- (g) Includes 75 single family lots and 5 commercial/multifamily lots. The 5 commercial/multifamily lots have been developed with utility facilities.
- (h) Includes 41 single family lots and 6 estate lots.
- (i) Includes one completed home on three lots and two completed homes on two lots.
- (j) Senior living facility.

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**Selected Financial Information**

2024 Certified Assessed Valuation.....\$1,089,227,471<sup>(a)</sup>

<b>Outstanding Debt</b>	<b>Gross Debt</b>	<b>Average Annual Debt</b>	<b>Maximum Annual Debt</b>
Direct Obligations of MUD No. 3 <sup>(b)</sup>	\$ 335,000	\$ 389,713	\$ 433,475
Contract Unlimited Tax <sup>(c)</sup>	33,038,022	1,875,047	2,581,126
	<b>\$ 33,373,022</b>	<b>\$ 2,264,760</b>	<b>\$ 3,014,601</b>

(a) As provided by the Travis Central Appraisal District (“TCAD”).

(b) Debt issued by Travis Co. MUD No. 3 to acquire or construct internal facilities. See “Bonds Authorized but Unissued” below.

(c) Travis Co. MUD No. 3’s pro rata share of the Bonds and Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation..... 3.06%

**Fund Balances as of September 3, 2024**

General Operating Fund	\$ 2,509,056
Special Revenue Fund	2,552
Debt Service Fund	602,494

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0377	\$ 0.1812	\$ 0.2189 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0419	\$ 0.2494	\$ 0.2913 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ 0.0200	\$ 0.0370	\$ 0.0585	\$ 0.0755	\$ 0.0905	\$ 0.0950
Maintenance	0.0200	0.0250	0.0220	0.0250	0.0290	0.0245
Contract	0.3300	0.3300	0.3500	0.3500	0.3500	0.3500
<b>Total</b>	<b>\$ 0.3700</b>	<b>\$ 0.3920</b>	<b>\$ 0.4305</b>	<b>\$ 0.4505</b>	<b>\$ 0.4695</b>	<b>\$ 0.4695</b>

**Tax Collections**

Tax Year	Assessed Valuation	Tax Rate	Tax Levy	Total Collections		Tax Year Ending
				Amount	Percent	
2009	521,113,048	0.4950	2,579,510	2,579,510	100.00%	9/30/2010 <sup>(a)</sup>
2010	482,258,086	0.5000	2,411,290	2,411,290	100.00%	9/30/2011 <sup>(a)</sup>
2011	484,392,692	0.5200	2,518,842	2,518,842	100.00%	9/30/2012 <sup>(a)</sup>
2012	507,558,298	0.5200	2,639,303	2,639,303	100.00%	9/30/2013 <sup>(a)</sup>
2013	537,525,303	0.5000	2,687,627	2,687,529	100.00%	9/30/2014 <sup>(a)</sup>
2014	569,865,024	0.4841	2,758,717	2,758,640	100.00%	9/30/2015 <sup>(a)</sup>
2015	585,157,556	0.4825	2,823,385	2,823,345	100.00%	9/30/2016 <sup>(a)</sup>
2016	631,181,777	0.4815	3,039,140	3,039,078	100.00%	9/30/2017 <sup>(a)</sup>
2017	674,647,285	0.4815	3,248,427	3,242,028	99.80%	9/30/2018 <sup>(a)</sup>
2018	703,557,521	0.4752	3,343,305	3,336,968	99.81%	9/30/2019 <sup>(a)</sup>
2019	720,916,052	0.4695	3,384,701	3,378,449	99.82%	9/30/2020 <sup>(a)</sup>
2020	718,385,992	0.4695	3,372,822	3,366,571	99.81%	9/30/2021 <sup>(a)</sup>
2021	790,936,832	0.4505	3,563,170	3,556,572	99.81%	9/30/2022 <sup>(a)</sup>
2022	937,512,939	0.4305	4,035,993	4,028,959	99.83%	9/30/2023 <sup>(a)</sup>
2023	1,014,812,946	0.3920	3,978,067	3,928,654	98.76%	9/30/2024 <sup>(b)</sup>
2024	1,089,227,471	0.3700	4,030,142	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

- (a) Audited.
- (b) Unaudited as of June 30, 2024.
- (c) Taxes are due with no penalty by January 31, 2025.

**Principal Taxpayers**

Principal Taxpayers	Type Property	2024	2023	2022
Barton Creek Villas Owner LLC	Apartments	\$ 70,500,000	\$ 86,441,000	\$ -
Barton Creek Office Partners, LP	Strip Center	8,473,181	8,243,760	7,882,864
Verano Trust	Land & Improvements	5,196,860	4,678,465	-
TW & Son LLC	Land & Improvements	5,201,707	-	-
Barton Creek Villas LLC	Apartments	-	4,399,839	73,350,000
Individual Homeowners	Land & Improvements	35,198,624	33,702,458	39,571,614
Barton Creek Senior Living <sup>(a)</sup>	Land & Improvements	(a)	(a)	(a)
<b>Percent of Assessed Valuation</b>		<b>11.44%</b>	<b>13.55%</b>	<b>12.89%</b>
		<b>\$ 124,570,372</b>	<b>\$ 137,465,522</b>	<b>\$ 120,804,478</b>

(a) According to Senior Quality Living Corporation (“SQLC”), the owner of Barton Creek Senior Living Community, Inc. (“BCSLC”), doing business as Querencia, a continuing care retirement community, applied for and was granted a charitable organization tax-exemption, although there is a restrictive covenant that runs with the land that waives BCSLC’s right to claim any tax exemption for Travis Co. MUD No. 3 until September 2035. Due to this, the TCAD removed Querencia from the tax rolls in the years 2015 through 2024. Effective June 18, 2018, through 2036, BCSLC, the Master District, and Travis County MUD No. 3 have entered into a Payment in Lieu of Taxes Agreement (“PILOT”) under which BCSLC has agreed to make annual payments in lieu of taxes based on an appraised value determined by an independent appraiser in accordance with the terms of the PILOT. To date, BCSLC has made payments to Travis County MUD No. 3 in amounts equal to the 2015 through 2023 taxes owed.

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Issued		
		Authorized	to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 27,000,000	\$ 11,110,000	\$ 15,890,000
11/7/1995	Refunding <sup>(a)</sup>	40,500,000 <sup>(a)</sup>	814,108	39,685,892

(Footnote appears on the next page)

- (a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$40,500,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization. The District issued \$2,540,000 Unlimited Tax Refunding Bonds, Series 2003, which did not use any of the District's authorized refunding amount, \$3,115,000 Unlimited Tax Refunding Bonds, Series 2005, which used \$205,000 of the refunding bonds authorized, \$3,595,000 Unlimited Tax Refunding Bonds, Series 2011, which used \$208,659.75 of the refunding bonds authorized, \$2,050,000 Unlimited Tax Refunding Bonds, Series 2012, which used \$231,438.55 of the refunding bonds authorized, and \$2,690,000 Unlimited Tax Refunding Bonds, Series 2012A, which used \$169,010.15 of the refunding bonds authorized.

### Estimated Overlapping Debt Statement

Taxing Body	Gross Debt		% of Overlapping Gross Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.26%	\$ 2,857,426
Travis County ESD No. 3	165,000	8/31/2024	17.49%	28,859
Travis County Healthcare District	165,705,000	8/31/2024	0.26%	430,833
Austin Community College	540,180,000	8/31/2024	0.24%	1,296,432
Austin Independent School District	2,466,033,000	8/31/2024	0.44%	10,850,545
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 15,464,095</b>
Travis Co. MUD No. 3 (a)	\$ 33,373,022	9/26/2024	100.00%	\$ 33,373,022
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 48,837,117</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>4.48%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>4.81%</b>

- (a) Includes the direct debt of Travis County MUD No. 3 and Travis County MUD No. 3's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Certified Assessed Valuation.

### Overlapping Taxes for 2023

Overlapping Entity	2023 Tax Rate Per	
	\$100 Assessed Valuation	Average Tax Bill <sup>(a)</sup>
	Travis County	Travis County
Travis County	\$0.304655	\$ 5,496
Travis County ESD No. 3	0.040000	722
Travis County Healthcare District	0.100692	1,816
Austin Community College	0.098600	1,779
Austin Independent School District	0.859500	15,505
Travis Co. MUD No. 3	0.392000	7,072
<b>Total</b>	<b><u>\$1.795447</u></b>	<b><u>\$ 32,390</u></b>

- (a) Based upon the 2023 average single-family home value of \$1,803,981, as provided by TCAD. Travis Co. MUD No. 3's 2024 average single-family home value is \$1,962,785 (provided by TCAD) and the 2024 tax rate is \$0.3700. The overlapping entities are in the process of setting their 2024 tax rates.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**

**Status of Development**

Development within Travis County Municipal Utility District No. 4 includes the Omni Barton Creek Resort and Spa which is located on approximately 492 acres. Omni Barton Creek Resort and Spa's property underwent an approximately \$150 million renovation that was completed in May 2019. The property consists of a 51,000 square foot renovated clubhouse, several restaurants, a conference center that includes 53 meeting rooms, a grand ballroom and event pavilion, a 493-room hotel, the Fazio Foothills 18-hole golf course, the Crenshaw 18-hole golf course, sports and tennis shops, a championship caliber tennis center that includes 10 lighted tennis courts, three swimming pools, a fitness center and spa, jogging trails and a three-level parking garage. Omni Barton Creek Resort and Spa operates both as a private club open to members and their guests, and a resort hotel available to the public.

**Selected Financial Information**

2024 Certified Assessed Valuation.....\$263,360,826<sup>(a)</sup>

**Outstanding Debt**

<b>Outstanding Debt</b>	<b>Gross</b>	<b>Average</b>	<b>Maximum</b>
	<b>Debt</b>	<b>Annual</b>	<b>Annual</b>
	<b>Debt</b>	<b>Debt</b>	<b>Debt</b>
Direct Obligations of MUD No. 4 <sup>(b)</sup>	\$ -	\$ 156,900	\$ 156,900
Contract Unlimited Tax <sup>(c)</sup>	<u>7,988,158</u>	<u>453,362</u>	<u>624,082</u>
	<b>\$ 7,988,158</b>	<b>\$ 610,262</b>	<b>\$ 780,982</b>

- (a) As provided by the Travis Central Appraisal District ("TCAD").
- (b) Debt issued by Travis Co. MUD No. 4 to acquire or construct internal facilities. See "Bonds Authorized but Unissued" below.
- (c) Travis Co. MUD No. 4's pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation..... 3.03%

**Fund Balances as of September 10, 2024**

General Operating Fund	\$ 3,169,975
Special Revenue Fund	35,752
Debt Service Fund	25,292

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0627	\$ 0.1812	\$ 0.2439 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0627	\$ 0.2494	\$ 0.3122 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ -	\$ 0.0740	\$ 0.0540	\$ 0.0990	\$ 0.1200	\$ 0.1155
Maintenance	0.3200	0.3160	0.3160	0.2806	0.2596	0.2641
Contract	<u>0.3300</u>	<u>0.3300</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>
<b>Total</b>	<b>\$ 0.6500</b>	<b>\$ 0.7200</b>	<b>\$ 0.7200</b>	<b>\$ 0.7296</b>	<b>\$ 0.7296</b>	<b>\$ 0.7296</b>

**Tax Collections**

Tax Year	Assessed Valuation	Tax Rate	Tax Levy	Total Collections		Tax Year Ending
				Amount	Percent	
2009	60,084,210	0.7296	438,374	438,374	100.00%	9/30/2010 <sup>(a)</sup>
2010	53,625,479	0.7296	391,251	391,251	100.00%	9/30/2011 <sup>(a)</sup>
2011	52,813,202	0.7296	385,325	385,325	100.00%	9/30/2012 <sup>(a)</sup>
2012	58,045,418	0.7296	423,499	423,499	100.00%	9/30/2013 <sup>(a)</sup>
2013	65,432,269	0.7296	477,394	477,394	100.00%	9/30/2014 <sup>(a)</sup>
2014	72,567,178	0.7296	529,450	529,450	100.00%	9/30/2015 <sup>(a)</sup>
2015	113,012,232	0.7296	824,537	824,537	100.00%	9/30/2016 <sup>(a)</sup>
2016	99,346,884	0.7296	724,835	724,835	100.00%	9/30/2017 <sup>(a)</sup>
2017	103,778,774	0.7296	757,170	757,170	100.00%	9/30/2018 <sup>(a)</sup>
2018	79,723,722	0.7296	581,664	581,664	100.00%	9/30/2019 <sup>(a)</sup>
2019	122,724,876	0.7296	895,401	895,401	100.00%	9/30/2020 <sup>(a)</sup>
2020	132,086,101	0.7296	963,700	963,700	100.00%	9/30/2021 <sup>(a)</sup>
2021	138,408,723	0.7296	1,009,830	734,381	72.72%	9/30/2022 <sup>(a)</sup>
2022	225,968,941	0.7200	1,626,976	1,151,852	70.80%	9/30/2023 <sup>(a)</sup>
2023	262,415,118	0.7200	1,889,389	1,379,629	73.02%	9/30/2024 <sup>(b)</sup>
2024	263,360,826	0.6500	1,711,845	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

(a) Audited.

(b) Unaudited as of June 30, 2024. Barton Creek Resort LLC has appealed a portion of their tax assessments in 2021, 2022, and 2023, and are currently under district court appeal with TCAD. While the account is under appeal, and since the property owner made a timely payment each year for the undisputed amounts, the account is not considered delinquent at this time. Once the appeal has been finalized and the updated property values have been sent to the tax office by TCAD, Barton Creek Resort LLC will receive a supplemental tax bill showing any taxes due at that time, if any are due.

(c) Taxes are due with no penalty by January 31, 2025.

**Principal Taxpayers**

Principal Taxpayers	Type Property	2024	2023	2022
Barton Creek Resort & Clubs Inc.	Country Club & Resort	\$ 249,260,529	\$ 246,553,775	\$ 209,660,647
Owners Club at Barton Creek LP	Interval Ownership Houses	10,505,256	10,489,085	10,561,702
Deere Credit Inc.	Personal Property	1,618,342	1,827,408	2,060,257
Omni Barton Creek Inc.	Golf Course	-	1,483,092	1,577,886
Huntington National Bank	Bank	1,261,588	1,261,588	1,560,948
Cellco Partnership	Personal Property	232,060	244,672	128,468
AT&T Mobility LLC	Cellular	365,960	185,786	203,059
Encore Group USA LLC	Personal Property	-	165,216	-
T-Mobile West Corporation	Cellular	-	52,847	52,847
The Stewart Organization Inc.	Personal Property	37,177	-	37,174
Stratus Properties Operating	Land & Improvements	-	55,738	55,738
Brech Spradley Golf Academy	Land & Improvements	30,913	-	-
Leaf Capital Funding	Land & Improvements	14,680	-	-
		<b>\$263,326,505</b>	<b>\$ 262,319,207</b>	<b>\$ 225,898,726</b>
<b>Percent of Assessed Valuation</b>		<b>99.99%</b>	<b>99.96%</b>	<b>99.97%</b>

**Bonds Authorized But Unissued**

<b>Date of Authorization</b>	<b>Purpose</b>	<b>Authorized</b>	<b>Issued to Date</b>	<b>Unissued</b>
11/7/1995	Water, Wastewater & Drainage	\$ 8,850,000	\$ 1,935,000	\$ 6,915,000
11/7/1995	Refunding <sup>(a)</sup>	13,275,000	1,750,000	11,525,000

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$13,275,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization. The District's Unlimited Tax Refunding Bonds, Series 2007 did not use any refunding authorization.

**Estimated Overlapping Debt Statement**

<b>Taxing Body</b>	<b>Gross Debt</b>		<b>% of Overlapping Gross Debt</b>	<b>Amount of Overlapping Net Debt</b>
	<b>Amount</b>	<b>As of</b>		
Travis County	1,099,010,000	8/31/2024	0.07%	\$ 769,307
Travis County ESD No. 3	165,000	8/31/2024	0.14%	230
Travis County Healthcare District	165,705,000	8/31/2024	0.07%	115,994
Austin Community College	540,180,000	8/31/2024	0.06%	324,108
Austin Independent School District	2,466,033,000	8/31/2024	0.12%	2,959,240
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 4,168,878</b>
Travis Co. MUD No. 4 (a)	\$ 7,988,158	9/26/2024	100.00%	\$ 7,988,158
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 12,157,035</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>4.62%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>4.63%</b>

(a) Includes the direct debt of Travis County MUD No. 4 and Travis County MUD No. 4's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Certified Assessed Valuation.

**Overlapping Taxes for 2023**

<b>Overlapping Entity</b>	<b>2023 Tax Rate Per \$100 Assessed Valuation</b>
	<b>Travis County</b>
Travis County	\$0.304655
Travis County ESD No. 3	0.040000
Travis County Healthcare District	0.100692
Austin Community College	0.098600
Austin Independent School District	0.859500
Travis Co. MUD No. 4	0.720000
<b>Total</b>	<b><u>\$2.123447</u></b>

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**

**Status of Development (as of May 1, 2024):**

Section	Net Acreage	Platted Lots			Completed Units			Under Construction		Vacant Lots	
		Other	Single Family	Detached Condo	Single Family	Detached Condo	Multi-Family	Single Family	Detached Condo	Single Family	Detached Condo
<b>A. Developed with Utility Facilities</b>											
Calera Court	15.34	-	-	16	-	16	-	-	-	-	-
Golf Course	255.06	-	(a)	-	-	-	-	-	-	-	-
Calera Drive	71.02	-	56	-	51	-	-	3	-	2	-
Amarra Drive, Ph 1	40.15	-	5	2	5	-	-	-	2	-	-
Amarra Drive, Ph 2	89.44	-	35	1	32	-	-	3	-	-	1
Amarra Drive, Ph 3A	63.89	-	23	-	22	-	-	-	-	1	-
Amarra Drive, Ph 3B	84.77	-	63	-	52	(b)	-	8	-	2	-
Saint June Apartments	21.00	182	-	-	-	-	182	-	-	-	-
Villas at Amarra (Block G)	19.80	-	-	20	-	12	-	-	8	-	-
	<b>660.47</b>	<b>182</b>	<b>182</b>	<b>39</b>	<b>162</b>	<b>28</b>	<b>182</b>	<b>14</b>	<b>10</b>	<b>5</b>	<b>1</b>
<b>B. Remaining Undeveloped but Developable Acreage</b>											
N/A	-										
<b>C. Undevelopable Acreage</b>											
	<u>26.33</u>										
<b>Total Acreage</b>	<b>686.80</b>										

- (a) Includes the Fazio Canyons Golf Course.
- (b) Includes one house on two lots, currently under construction.

**Selected Financial Information**

2024 Certified Assessed Valuation.....\$727,130,304<sup>(a)</sup>

**Outstanding Debt**

Outstanding Debt	Gross Debt	Average	Maximum
		Annual Debt	Annual Debt
Direct Obligations of MUD No. 5 <sup>(b)</sup>	\$ 3,485,000	\$ 568,585	\$ 649,369
Contract Unlimited Tax <sup>(c)</sup>	22,055,032	1,251,716	1,723,070
	<b>\$ 25,540,032</b>	<b>\$ 1,820,301</b>	<b>\$ 2,372,438</b>

- (a) As provided by the Travis Central Appraisal District (“TCAD”).
- (b) Debt issued by Travis Co. MUD No. 5 to acquire or construct internal facilities. See “Bonds Authorized but Unissued” below.
- (c) Travis Co. MUD No. 5's pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation..... 3.51%

**Fund Balances as of September 5, 2024**

General Operating Fund	\$ 1,228,846
Special Revenue Fund	7,619
Debt Service Fund	200,999
Capital Projects Fund	362,171

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0823	\$ 0.1812	\$ 0.2635 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0940	\$ 0.2494	\$ 0.3434 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ 0.0855	\$ 0.1036	\$ 0.1165	\$ 0.1360	\$ 0.1865	\$ 0.1890
Maintenance	0.0250	0.0250	0.0250	0.0515	0.0425	0.0410
Contract	0.3300	0.3300	0.3500	0.3500	0.3500	0.3500
<b>Total</b>	<b>\$ 0.4405</b>	<b>\$ 0.4586</b>	<b>\$ 0.4915</b>	<b>\$ 0.5375</b>	<b>\$ 0.5790</b>	<b>\$ 0.5800</b>

**Tax Collections**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Tax Levy</b>	<b>Total Collections</b>		<b>Tax Year Ending</b>
				<b>Amount</b>	<b>Percent</b>	
2009	89,559,653	0.8571	767,616	767,616	100.00%	9/30/2010 <sup>(a)</sup>
2010	82,539,960	0.8571	707,450	707,450	100.00%	9/30/2011 <sup>(a)</sup>
2011	80,447,159	0.8571	689,513	689,513	100.00%	9/30/2012 <sup>(a)</sup>
2012	77,869,737	0.8120	632,302	632,302	100.00%	9/30/2013 <sup>(a)</sup>
2013	83,544,109	0.8120	678,378	678,378	100.00%	9/30/2014 <sup>(a)</sup>
2014	109,959,670	0.7693	845,920	845,920	100.00%	9/30/2015 <sup>(a)</sup>
2015	141,825,599	0.7428	1,053,481	1,053,481	100.00%	9/30/2016 <sup>(a)</sup>
2016	203,761,483	0.6975	1,421,236	1,421,236	100.00%	9/30/2017 <sup>(a)</sup>
2017	253,444,771	0.6030	1,528,272	1,528,272	100.00%	9/30/2018 <sup>(a)</sup>
2018	282,020,433	0.5900	1,663,921	1,663,921	100.00%	9/30/2019 <sup>(a)</sup>
2019	303,921,774	0.5800	1,762,746	1,762,746	100.00%	9/30/2020 <sup>(a)</sup>
2020	332,942,524	0.5790	1,927,737	1,927,737	100.00%	9/30/2021 <sup>(a)</sup>
2021	407,590,399	0.5375	2,190,798	2,190,792	100.00%	9/30/2022 <sup>(a)</sup>
2022	508,863,723	0.4915	2,501,065	2,493,333	99.69%	9/30/2023 <sup>(a)</sup>
2023	624,871,114	0.4586	2,865,659	2,839,438	99.09%	9/30/2024 <sup>(b)</sup>
2024	727,130,304	0.4405	3,203,009	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

- (a) Audited.
- (b) Unaudited as of June 30, 2024.
- (c) Taxes are due with no penalty by January 31, 2025.

**Principal Taxpayers**

Principal Taxpayers	Type Property	2024	2023	2022
Saint June LP	Apartments	\$ 54,500,000	\$ 12,490,326	\$ 5,140,697
Villas at Amarra Drive LLC	Condominiums	17,101,850	13,816,868	-
Nair Hari N Revocable Trust	Land & Improvements	6,956,226	7,193,413	4,131,567
GTAM LLC	Land & Improvements	7,712,099	7,364,827	-
Treefort Properties LLC	Country Club & Resort	6,169,662	6,151,850	4,603,602
Stratus Properties Operating Company	Land & Improvements	-	-	5,548,500
Reliance Realty	Land & Improvements	6,157,407	-	-
Individual Homeowners	Land & Improvements	27,233,804	32,016,360	28,774,281
		<b>\$ 125,831,048</b>	<b>\$ 79,033,644</b>	<b>\$ 48,198,647</b>
<b>Percent of Assessed Valuation</b>		<b>17.31%</b>	<b>12.65%</b>	<b>9.47%</b>

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 13,250,000	\$ 7,770,000	\$ 5,480,000
11/7/1995	Refunding <sup>(a)</sup>	19,875,000	477,767	19,397,233

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$19,875,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization. The District issued \$3,990,000 Unlimited Tax Refunding Bonds, Series 2012, which used \$315,000 of the refunding bonds authorized.

**Estimated Overlapping Debt Statement**

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.16%	\$ 1,758,416
Travis County ESD No. 3	165,000	8/31/2024	10.56%	17,424
Travis County Healthcare District	165,705,000	8/31/2024	0.16%	265,128
Austin Community College	540,180,000	8/31/2024	0.14%	756,252
Austin Independent School District	2,466,033,000	8/31/2024	0.27%	6,658,289
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 9,455,509</b>
Travis Co. MUD No. 5 (a)	\$ 25,540,032	9/26/2024	100.00%	\$ 25,540,032
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 34,995,541</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>4.81%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>5.60%</b>

(a) Includes the direct debt of Travis County MUD No. 5 and Travis County MUD No. 5's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Certified Assessed Valuation.

**Overlapping Taxes for 2023**

<b>Overlapping Entity</b>	<b>2023 Tax Rate Per</b>	
	<b>\$100 Assessed Valuation</b>	<b>Average Tax Bill <sup>(a)</sup></b>
	<b>Travis County</b>	<b>Travis County</b>
Travis County	\$0.304655	\$ 8,898
Travis County ESD No. 3	0.040000	1,168
Travis County Healthcare District	0.100692	2,941
Austin Community College	0.098600	2,880
Austin Independent School District	0.859500	25,103
Travis Co. MUD No. 5	0.458600	13,394
<b>Total</b>	<b><u>\$1.862047</u></b>	<b><u>\$ 54,383</u></b>

(a) Based upon the 2023 average single-family home value of \$2,920,617 as provided by TCAD. Travis Co. MUD No. 5's 2024 average single-family home value is \$3,213,322 (provided by TCAD) and the 2024 tax rate is \$0.4405. The overlapping entities are in the process of setting their 2024 tax rates.

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**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 6**

Status of Development (as of May 1, 2024):

Section	Acreage	Single Family			
		Platted Lots	Completed Homes	Under Construction	Vacant Lots
<b>A. Developed with Utility Facilities</b>					
Section J, Phase 1	27.28	11	11	-	-
Section J, Phase 2	<u>237.34</u>	<u>54</u>	<u>42</u> <sup>(a)</sup>	<u>1</u>	<u>2</u>
	<b>264.62</b>	<b>65</b>	<b>53</b>	<b>1</b>	<b>2</b>
<b>B. Remaining Undeveloped but Developable Acreage</b>	-				
<b>C. Undevelopable Acreage</b>	<u>7.01</u>				
<b>Total Acreage</b>	<b>271.63</b>				

(a) Includes four homes built on two lots each, one home built on three lots and one home built on four lots.

**Selected Financial Information**

2024 Certified Assessed Valuation.....\$190,843,035<sup>(a)</sup>

**Outstanding Debt**

Outstanding Debt	Gross Debt	Average Annual Debt	Maximum Annual Debt
	Direct Obligations of MUD No. 6 <sup>(b)</sup>	\$ 125,000	\$ 130,363
Contract Unlimited Tax <sup>(c)</sup>	<u>5,788,576</u>	<u>328,526</u>	<u>452,238</u>
	<b>\$ 5,913,576</b>	<b>\$ 458,889</b>	<b>\$ 582,650</b>

(a) As provided by the Travis Central Appraisal District (“TCAD”).

(b) Debt issued by Travis Co. MUD No. 6 to acquire or construct internal facilities. See “Bonds Authorized but Unissued” below.

(c) Travis Co. MUD No. 6’s pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation..... 3.10%

**Fund Balances as of August 26, 2024**

General Operating Fund	\$ 300,990
Special Revenue Fund	12,546
Debt Service Fund	147,824

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0719	\$ 0.1812	\$ 0.2531 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0719	\$ 0.2494	\$ 0.3214 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ 0.0515	\$ 0.0680	\$ 0.0795	\$ 0.0965	\$ 0.0930	\$ 0.0875
Maintenance	0.0525	0.0250	0.0250	0.0435	0.0216	0.0271
Contract	0.3300	0.3300	0.3500	0.3500	0.3500	0.3500
<b>Total</b>	<b>\$ 0.4340</b>	<b>\$ 0.4230</b>	<b>\$ 0.4545</b>	<b>\$ 0.4900</b>	<b>\$ 0.4646</b>	<b>\$ 0.4646</b>

**Tax Collections**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Tax Levy</b>	<b>Total Collections</b>		<b>Tax Year Ending</b>
				<b>Amount</b>	<b>Percent</b>	
2009	156,625,859	0.4665	730,660	730,660	100.00%	9/30/2010 <sup>(a)</sup>
2010	149,039,821	0.4750	707,939	707,939	100.00%	9/30/2011 <sup>(a)</sup>
2011	147,445,861	0.4750	700,368	700,368	100.00%	9/30/2012 <sup>(a)</sup>
2012	142,334,015	0.4750	676,087	676,087	100.00%	9/30/2013 <sup>(a)</sup>
2013	152,776,344	0.4710	719,577	719,577	100.00%	9/30/2014 <sup>(a)</sup>
2014	161,905,121	0.4600	744,764	744,764	100.00%	9/30/2015 <sup>(a)</sup>
2015	170,099,693	0.4600	782,459	782,459	100.00%	9/30/2016 <sup>(a)</sup>
2016	164,901,106	0.4600	758,545	758,545	100.00%	9/30/2017 <sup>(a)</sup>
2017	156,150,053	0.4848	757,015	757,015	100.00%	9/30/2018 <sup>(a)</sup>
2018	167,717,661	0.4646	779,216	779,216	100.00%	9/30/2019 <sup>(a)</sup>
2019	149,696,983	0.4646	695,492	695,492	100.00%	9/30/2020 <sup>(a)</sup>
2020	140,763,569	0.4646	653,988	653,988	100.00%	9/30/2021 <sup>(a)</sup>
2021	135,805,901	0.4900	665,449	665,449	100.00%	9/30/2022 <sup>(a)</sup>
2022	172,828,426	0.4545	785,505	785,505	100.00%	9/30/2023 <sup>(a)</sup>
2023	195,414,060	0.4230	826,601	804,341	97.31%	9/30/2024 <sup>(b)</sup>
2024	190,843,035	0.4340	828,259	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

- (a) Audited.
- (b) Unaudited as of June 30, 2024.
- (c) Taxes are due with no penalty by January 31, 2025.

**Principal Taxpayers**

Principal Taxpayers	Type Property	2024	2023	2022
Individual Homeowners	Land & Improvements	\$ 30,396,804	\$ 31,145,413	\$ 39,140,704
Gulati 2021 Family Trust	Land & Improvements	7,257,823	7,885,576	-
MDT Escala LLC	Land & Improvements	5,177,572	7,438,332	-
Living Oak Family Trust	Land & Improvements	-	5,100,000	5,100,000
Vivi Ridi AMA LLC	Land & Improvements	4,537,335	5,870,651	4,837,323
White Oak Group LLC	Land & Improvements	4,765,868	6,210,229	5,490,112
		<b>\$ 52,135,402</b>	<b>\$ 63,650,201</b>	<b>\$ 54,568,139</b>
	<b>Percent of Assessed Valuation</b>	<b>27.32%</b>	<b>32.57%</b>	<b>31.57%</b>

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 12,850,000	\$ 1,710,000	\$ 11,140,000
11/7/1995	Refunding <sup>(a)</sup>	19,275,000	50,000	19,225,000

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$19,275,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization. The District issued \$1,460,000 Unlimited Tax Refunding Bonds, Series 2007, which used \$50,000 of the refunding bonds authorized.

**Estimated Overlapping Debt Statement**

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.05%	\$ 549,505
Travis County ESD No. 3	165,000	8/31/2024	3.49%	5,759
Travis County Healthcare District	165,705,000	8/31/2024	0.05%	82,853
Austin Community College	540,180,000	8/31/2024	0.05%	270,090
Austin Independent School District	2,466,033,000	8/31/2024	0.09%	2,219,430
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 3,127,636</b>
Travis Co. MUD No. 6 (a)	\$ 5,913,576	9/26/2024	100.00%	\$ 5,913,576
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 9,041,212</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>4.74%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>4.63%</b>

(a) Includes the direct debt of Travis County MUD No. 6 and Travis County MUD No. 6's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Certified Assessed Valuation.

**Overlapping Taxes for 2023**

<b>Overlapping Entity</b>	<b>2023 Tax Rate Per</b>	
	<b>\$100 Assessed Valuation</b>	<b>Average Tax Bill <sup>(a)</sup></b>
	<b>Travis County</b>	<b>Travis County</b>
Travis County	\$0.304655	\$ 9,071
Travis County ESD No. 3	0.040000	1,191
Travis County Healthcare District	0.100692	2,998
Austin Community College	0.098600	2,936
Austin Independent School District	0.859500	25,591
Travis Co. MUD No. 6	0.423000	12,594
<b>Total</b>	<b><u>\$1.826447</u></b>	<b><u>\$ 54,380</u></b>

(a) Based upon the 2023 average single-family home value of \$2,977,373 as provided by TCAD. Travis Co. MUD No. 6's 2024 average single-family home value is \$3,002,651 (provided by TCAD) and the 2024 tax rate is \$0.4340. The overlapping entities are in the process of setting their 2024 tax rates.

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**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 7**

**Status of Development (as of May 1, 2024):**

Section	Net Acreage	Platted Lots		Completed Units		Under Construction		Vacant Lots	
		Single Family	Detached Condo	Single Family	Detached Condo	Single Family	Detached Condo	Single Family	Detached Condo
<b>A. Developed with Utility Facilities</b>									
N/A	-	-	-	-	-	-	-	-	-
<b>B. Single Family Utility Facilities Under Construction</b>									
Sections K, L, and O Phase 1	153.60	12	134						
<b>C. Remaining Undeveloped but Developable Acreage</b>	32.62								
<b>D. Undevelopable Acreage</b>	31.12								
<b>Total Acreage</b>	217.34								

(a) Holden Hills LP, an affiliate of Stratus, began construction of utility facilities to serve Phase 1 of Sections K, L, and O in February 2023, which is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 and Travis County Municipal Utility District No. 9.

**Selected Financial Information**

2024 Certified Assessed Valuation.....\$13,241,336<sup>(a)</sup>

**Outstanding Debt**

Outstanding Debt	Gross Debt	Average Annual Debt	Maximum Annual Debt
Direct Obligations of MUD No. 7 <sup>(b)</sup>	\$ -	\$ -	\$ -
Contract Unlimited Tax <sup>(c)</sup>	401,631	22,794	31,378
	<b>\$ 401,631</b>	<b>\$ 22,794</b>	<b>\$ 31,378</b>

- (a) As provided by the Travis Central Appraisal District (“TCAD”).
- (b) Debt issued by Travis Co. MUD No. 7 to acquire or construct internal facilities. See “Bonds Authorized but Unissued” below.
- (c) Travis Co. MUD No. 7's pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation..... 3.03%

**Fund Balances as of August 28, 2024**

General Operating Fund	\$ 5,417
Special Revenue Fund	410

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ -	\$ 0.1812	\$ 0.1812 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ -	\$ 0.2494	\$ 0.2494 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	0.5789	0.5789	0.5589	0.5589	0.5589	0.5589
Contract	<u>0.3300</u>	<u>0.3300</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>
<b>Total</b>	<b>\$ 0.9089</b>					

**Tax Collections**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Tax Levy</b>	<b>Total Collections</b>		<b>Tax Year Ending</b>
				<b>Amount</b>	<b>Percent</b>	
2009	1,690,455	0.9089	15,365	15,365	100.00%	9/30/2010 <sup>(a)</sup>
2010	1,689,767	0.9089	15,358	15,358	100.00%	9/30/2011 <sup>(a)</sup>
2011	1,687,265	0.9089	15,336	15,336	100.00%	9/30/2012 <sup>(a)</sup>
2012	1,692,361	0.9089	15,382	15,382	100.00%	9/30/2013 <sup>(a)</sup>
2013	1,694,479	0.9089	15,401	15,401	100.00%	9/30/2014 <sup>(a)</sup>
2014	1,696,567	0.9089	15,420	15,420	100.00%	9/30/2015 <sup>(a)</sup>
2015	4,989,216	0.9089	45,347	45,347	100.00%	9/30/2016 <sup>(a)</sup>
2016	1,639,115	0.9089	14,898	14,898	100.00%	9/30/2017 <sup>(a)</sup>
2017	1,638,252	0.9089	14,890	14,890	100.00%	9/30/2018 <sup>(a)</sup>
2018	1,646,625	0.9089	14,966	14,966	100.00%	9/30/2019 <sup>(a)</sup>
2019	1,647,230	0.9089	14,972	14,972	100.00%	9/30/2020 <sup>(a)</sup>
2020	1,644,765	0.9089	14,949	14,949	100.00%	9/30/2021 <sup>(a)</sup>
2021	1,642,237	0.9089	14,926	14,926	100.00%	9/30/2022 <sup>(a)</sup>
2022	1,637,714	0.9089	14,885	14,885	100.00%	9/30/2023 <sup>(a)</sup>
2023	4,466,864	0.9089	40,599	40,599	100.00%	9/30/2024 <sup>(b)</sup>
2024	13,241,336	0.9089	120,351	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

(a) Audited.

(b) Unaudited as of June 30, 2024.

(c) Taxes are due with no late penalty by January 31, 2025.

**Principal Taxpayers**

<b>Principal Taxpayers</b>	<b>Type Property</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
Holden Hills LP	Land & Improvements	\$ 13,232,367	\$ 4,132,275	\$ -
Stratus Properties Operating Company LP	Land & Improvements	-	326,456	1,629,568
Southwestern Bell Telephone Co.	Telephone Company	<u>8,969</u>	<u>8,133</u>	<u>8,146</u>
		<b>\$ 13,241,336</b>	<b>\$ 4,466,864</b>	<b>\$ 1,637,714</b>
<b>Percent of Assessed Valuation</b>		<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 10,200,000	\$ -	\$ 10,200,000
11/7/1995	Refunding <sup>(a)</sup>	15,300,000	-	15,300,000

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$15,300,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization.

**Estimated Overlapping Debt Statement**

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.001%	\$ 15,146
Travis County ESD No. 3	165,000	8/31/2024	0.079%	131
Travis County Healthcare District	165,705,000	8/31/2024	0.001%	2,284
Austin Community College	540,180,000	8/31/2024	0.001%	6,178
Austin Independent School District	2,466,033,000	8/31/2024	0.002%	58,419
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 82,159</b>
Travis Co. MUD No. 7 (a)	\$ 401,631	9/26/2024	100.00%	\$ 401,631
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 483,790</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>3.65%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>10.83%</b>

(a) Travis County MUD No. 7's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Certified Assessed Valuation.

**Overlapping Taxes for 2023**

Overlapping Entity	2023 Tax Rate Per \$100 Assessed Valuation
	Travis County
Travis County	\$0.304655
Travis County ESD No. 3	0.040000
Travis County Healthcare District	0.100692
Austin Community College	0.098600
Austin Independent School District	0.859500
Travis Co. MUD No. 7	0.908900
<b>Total</b>	<b><u>\$2.312347</u></b>

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8**

**Status of Development (as of May 1, 2024):**

Section	Net Acreage	Platted Lots		Completed		Under Construction		Vacant Lots
		Multi-Family	Single Family	Single Family	Multi Family	Single Family	Multi Family	Single Family
<b>A. Developed with Utility Facilities or Under Construction</b>								
Mirador	186.00	-	34	24 <sup>(a)</sup>	-	2	-	4
Section N - Santal Apartments	<u>35.00</u>	<u>448</u>	-	-	<u>448</u>	-	-	-
	<b>221.00</b>	<b>448</b>	<b>34</b>	<b>24</b>	<b>448</b>	<b>2</b>	-	<b>4</b>
<b>B. Remaining Undeveloped but Developable Acreage</b>								
	349.00							
<b>C. Undevelopable Acreage</b>								
	<u>138.30</u>							
<b>Total Acreage</b>	<b>708.30</b>							

(a) Includes two homes built on two lots each and the two owners own three lots each.

**Selected Financial Information**

2024 Certified Assessed Valuation.....\$254,668,066<sup>(a)</sup>

**Outstanding Debt**

Outstanding Debt	Gross Debt	Average Annual Debt	Maximum Annual Debt
	Direct Obligations of MUD No. 8 <sup>(b)</sup>	\$ 1,090,000	\$ 170,436
Contract Unlimited Tax <sup>(c)</sup>	<u>7,724,492</u>	438,398	603,483
	<b>\$ 8,814,492</b>	<b>\$ 608,833</b>	<b>\$ 792,193</b>

- (a) As provided by the Travis Central Appraisal District ("TCAD").
- (b) Debt issued by Travis Co. MUD No. 8 to acquire or construct internal facilities. See "Bonds Authorized but Unissued" below.
- (c) Travis Co. MUD No. 8's pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation ..... 3.46%

**Fund Balances as of September 4, 2024**

General Operating Fund	\$ 2,060,096
Special Revenue Fund	6,530
Debt Service Fund	98,449
Capital Projects Fund	272,024

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0704	\$ 0.1812	\$ 0.2517 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ 0.0780	\$ 0.2494	\$ 0.3274 /\$100 AV

**Tax Rate Distribution**

<b>Tax Rate Distribution</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt Service	\$ 0.0650	\$ 0.0680	\$ 0.0730	\$ 0.1070	\$ 0.1090	\$ 0.1205
Maintenance	0.0750	0.0875	0.1105	0.1430	0.1710	0.2095
Contract	<u>0.3300</u>	<u>0.3300</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>	<u>0.3500</u>
<b>Total</b>	<b>\$ 0.4700</b>	<b>\$ 0.4855</b>	<b>\$ 0.5335</b>	<b>\$ 0.6000</b>	<b>\$ 0.6300</b>	<b>\$ 0.6800</b>

**Tax Collections**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Tax Levy</b>	<b>Total Collections</b>		<b>Tax Year Ending</b>
				<b>Amount</b>	<b>Percent</b>	
2009	68,536,243	0.7213	494,352	494,352	100.00%	9/30/2010 <sup>(a)</sup>
2010	63,300,445	0.7213	456,586	456,586	100.00%	9/30/2011 <sup>(a)</sup>
2011	61,005,748	0.7213	440,034	440,034	100.00%	9/30/2012 <sup>(a)</sup>
2012	60,313,373	0.7213	435,040	435,040	100.00%	9/30/2013 <sup>(a)</sup>
2013	63,985,248	0.7213	461,526	461,526	100.00%	9/30/2014 <sup>(a)</sup>
2014	69,438,163	0.7213	500,857	500,857	100.00%	9/30/2015 <sup>(a)</sup>
2015	77,067,363	0.7145	550,646	550,646	100.00%	9/30/2016 <sup>(a)</sup>
2016	88,508,297	0.7145	632,392	632,392	100.00%	9/30/2017 <sup>(a)</sup>
2018	113,138,796	0.7145	808,377	808,377	100.00%	9/30/2019 <sup>(a)</sup>
2019	151,266,040	0.6800	1,028,609	1,028,609	100.00%	9/30/2020 <sup>(a)</sup>
2020	154,523,298	0.6300	973,497	973,242	99.97%	9/30/2021 <sup>(a)</sup>
2021	171,520,647	0.6000	1,029,124	1,029,124	100.00%	9/30/2022 <sup>(a)</sup>
2022	232,180,589	0.5335	1,238,683	1,238,683	100.00%	9/30/2023 <sup>(a)</sup>
2023	251,672,549	0.4855	1,221,870	1,206,553	98.75%	9/30/2024 <sup>(b)</sup>
2024	254,668,066	0.4700	1,196,940	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

(a) Audited.

(b) Unaudited as of June 30, 2024.

(c) Taxes are due with no late penalty by January 31, 2025.

**Principal Taxpayers**

<b>Principal Taxpayers</b>	<b>Type Property</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
BMIR Santal LLC	Apartments	\$ 137,788,715	\$ 152,581,067	\$ 146,000,000
Stratus Properties Operating Co., L.P.	Acreage & Lots	15,444,967	9,357,919	10,700,234
Troubadour Young Trust	Land & Improvements	8,053,808	5,021,500	-
Schaaf Family Revocable Trust	Land & Improvements	6,682,926	-	-
Loram Market Shop LLC	Land & Improvements	5,269,709	-	-
Individual Homeowners	Land & Improvements	<u>26,575,626</u>	<u>32,679,310</u>	<u>33,481,363</u>
		<b>\$ 199,815,751</b>	<b>\$ 199,639,796</b>	<b>\$ 190,181,597</b>
<b>Percent of Assessed Valuation</b>		<b>78.46%</b>	<b>79.33%</b>	<b>81.91%</b>

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 42,750,000	\$ 2,290,000	\$ 40,460,000
11/7/1995	Refunding <sup>(a)</sup>	64,125,000	130,000	63,995,000

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$64,125,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization.

**Estimated Overlapping Debt Statement**

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.07%	\$ 769,307
Travis County ESD No. 3	165,000	8/31/2024	4.79%	7,904
Travis County Healthcare District	165,705,000	8/31/2024	0.07%	115,994
Austin Community College	540,180,000	8/31/2024	0.06%	324,108
Austin Independent School District	2,466,033,000	8/31/2024	0.12%	2,959,240
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 4,176,552</b>
Travis Co. MUD No. 8 (a)	\$ 8,814,492	9/26/2024	100.00%	\$ 8,814,492
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 12,991,044</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>5.10%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>5.16%</b>

(a) Includes the direct debt of Travis County MUD No. 8 and Travis County MUD No. 8's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2018 Assessed Valuation.

**Overlapping Taxes for 2023**

Overlapping Entity	2023 Tax Rate Per	
	\$100 Assessed Valuation	Average Tax Bill <sup>(a)</sup>
	Travis County	Travis County
Travis County	\$0.304655	\$ 9,090
Travis County ESD No. 3	0.040000	1,193
Travis County Healthcare District	0.100692	3,004
Austin Community College	0.098600	2,942
Austin Independent School District	0.859500	25,645
Travis Co. MUD No. 8	0.485500	14,486
<b>Total</b>	<b>\$1.888947</b>	<b>\$ 56,360</b>

(a) Based upon the 2023 average single-family home value of \$2,983,661 as provided by TCAD. Travis Co. MUD No. 8's 2024 average single-family home value is \$3,184,635 (provided by TCAD) and the 2024 tax rate is \$0.4700. The overlapping entities are in the process of setting their 2024 tax rates.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Status of Development (as of May 1, 2024):

Section	Net Acreage	Platted Lots		Completed Units		Under Construction		Vacant Lots	
		Single Family	Detached Condo	Single Family	Detached Condo	Single Family	Detached Condo	Single Family	Detached Condo
<b>A. Developed with Utility Facilities</b>									
N/A	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>B. Single Family Utility Facilities Under Construction</b>									
Sections K, L, and O Phase 1	190.00	-	186						
<b>C. Remaining Undeveloped but Developable Acreage</b>	93.34								
<b>D. Undevelopable Acreage</b>	7.41								
<b>Total Acreage</b>	290.75								

(a) Holden Hills LP, an affiliate of Stratus, began construction of utility facilities to serve Phase 1 of Sections K, L, and O in February 2023, which is expected to be completed by December 2024. Sections K, L, and O were combined into one subdivision, and is located partially in Travis County Municipal Utility District No. 7 and Travis County Municipal Utility District No. 9.

Selected Financial Information

2024 Certified Assessed Valuation.....\$12,333,270<sup>(a)</sup>

Outstanding Debt

	Gross Debt	Average Annual Debt	Maximum Annual Debt
Direct Obligations of MUD No. 9 <sup>(b)</sup>	\$ -	\$ -	\$ -
Contract Unlimited Tax <sup>(c)</sup>	374,088	21,231	29,226
	<b>\$ 374,088</b>	<b>\$ 21,231</b>	<b>\$ 29,226</b>

- (a) As provided by the Travis Central Appraisal District (“TCAD”).
- (b) Debt issued by Travis Co. MUD No. 9 to acquire or construct internal facilities. See “Bonds Authorized but Unissued” below.
- (c) Travis Co. MUD No. 9's pro rata share of the Bonds and the Outstanding Contract Bonds based upon the Service Area Assessed Valuation of \$2,550,804,308 for 2024.

Ratio of Gross Debt to 2024 Certified Assessed Valuation ..... 3.03%

Fund Balance as of August 29, 2024

General Operating Fund	\$ 5,796
Special Revenue Fund	1,174

**Tax Information**

	<u>District</u>	<u>Contract</u>	<u>Total</u>
Tax Rate required to pay Average Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ -	\$ 0.1812	\$ 0.1812 /\$100 AV
Tax Rate required to pay Maximum Requirement based on 2024 Certified Assessed Valuation at 95% collection	\$ -	\$ 0.2494	\$ 0.2494 /\$100 AV

**Tax Rate Distribution**

Tax Rate Distribution	2024	2023	2022	2021	2020	2019
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	0.4380	0.4525	0.4470	0.4620	0.4775	0.4775
Contract	0.3300	0.3300	0.3500	0.3500	0.3500	0.3500
<b>Total</b>	<b>\$0.7680</b>	<b>\$ 0.7825</b>	<b>\$ 0.7970</b>	<b>\$ 0.8120</b>	<b>\$ 0.8275</b>	<b>\$ 0.8275</b>

**Tax Collections**

Tax Year	Assessed Valuation	Tax Rate	Tax Levy	Total Collections		Tax Year Ending
				Amount	Percent	
2009	3,570,108	0.8756	31,260	31,260	100.00%	9/30/2010 <sup>(a)</sup>
2010	3,449,695	0.8756	30,206	30,206	100.00%	9/30/2011 <sup>(a)</sup>
2011	3,500,989	0.8756	30,655	30,655	100.00%	9/30/2012 <sup>(a)</sup>
2012	3,423,108	0.8756	29,973	29,973	100.00%	9/30/2013 <sup>(a)</sup>
2013	3,418,902	0.8756	29,936	29,936	100.00%	9/30/2014 <sup>(a)</sup>
2014	3,512,444	0.8756	30,755	30,755	100.00%	9/30/2015 <sup>(a)</sup>
2016	3,561,579	0.8435	30,042	30,042	100.00%	9/30/2017 <sup>(a)</sup>
2017	3,702,584	0.8275	30,639	30,639	100.00%	9/30/2018 <sup>(a)</sup>
2018	3,830,643	0.8275	31,699	31,699	100.00%	9/30/2019 <sup>(a)</sup>
2019	3,892,105	0.8275	32,207	32,207	100.00%	9/30/2020 <sup>(a)</sup>
2020	3,839,281	0.8275	31,770	31,770	100.00%	9/30/2021 <sup>(a)</sup>
2021	4,003,384	0.8120	32,507	32,507	100.00%	9/30/2022 <sup>(a)</sup>
2022	4,180,425	0.7970	33,318	33,318	100.00%	9/30/2023 <sup>(a)</sup>
2023	3,471,308	0.7825	27,163	27,163	100.00%	9/30/2024 <sup>(b)</sup>
2024	12,333,270	0.7680	94,720	<i>In Process of Collection</i>		9/30/2025 <sup>(c)</sup>

(a) Audited.

(b) Unaudited as of June 30, 2024.

(c) Taxes are due with no late penalty by January 31, 2025.

**Principal Taxpayers**

Principal Taxpayers	Type Property	2024	2023	2022
Lineham Management Trust	Acreage & Lots	\$ 2,477,965	\$ 2,252,695	\$ 2,047,905
Holden Hills LP	Land & Improvements	9,835,692	871,430	-
Stratus Properties	Land & Improvements	-	329,070	2,114,084
Southwestern Bell Telephone Co.	Telephone Company	19,613	18,113	18,436
		<u>\$ 12,333,270</u>	<u>\$ 3,471,308</u>	<u>\$ 4,180,425</u>
<b>Percent of Assessed Valuation</b>		<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

**Bonds Authorized But Unissued**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/7/1995	Water, Wastewater & Drainage	\$ 15,510,000	\$ -	\$ 15,510,000
11/7/1995	Refunding <sup>(a)</sup>	23,265,000	-	23,265,000

(a) The proposition authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued, assuming that the total amount of bonds authorized by the voters is issued, which equals \$23,265,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriters' discount is also counted against the District's refunding authorization.

**Estimated Overlapping Debt Statement**

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	1,099,010,000	8/31/2024	0.001%	\$ 11,770
Travis County ESD No. 3	165,000	8/31/2024	0.062%	102
Travis County Healthcare District	165,705,000	8/31/2024	0.001%	1,775
Austin Community College	540,180,000	8/31/2024	0.001%	4,801
Austin Independent School District	2,466,033,000	8/31/2024	0.002%	45,399
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 63,848</b>
Travis Co. MUD No. 9 (a)	\$ 374,088	9/26/2024	100.00%	\$ 374,088
<b>TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT</b>				<b>\$ 437,936</b>
<b>Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation</b>				<b>3.55%</b>
<b>Ratio of Estimated and Overlapping Debt to 2023 Certified Assessed Valuation</b>				<b>12.62%</b>

(a) Travis County MUD No. 9's pro rata share of the Bonds and Outstanding Contract Bonds based upon the 2024 Assessed Valuation.

**Overlapping Taxes for 2023**

<b>Overlapping Entity</b>	<b>2023 Tax Rate Per</b>	
	<b>\$100 Assessed Valuation</b>	<b>Average Tax Bill <sup>(a)</sup></b>
	<b>Travis County</b>	<b>Travis County</b>
Travis County	\$0.304655	\$ 6,863
Travis County ESD No. 3	0.040000	901
Travis County Healthcare District	0.100692	2,268
Austin Community College	0.098600	2,221
Austin Independent School District	0.859500	19,362
Travis Co. MUD No. 9	<u>0.782500</u>	<u>17,627</u>
<b>Total</b>	<b><u>\$2.185947</u></b>	<b><u>\$ 49,243</u></b>

(a) Based upon the 2023 average single-family home value of \$2,252,695 as provided by TCAD. Travis Co. MUD No. 9's 2024 average single-family home value is \$2,477,965 (provided by TCAD) and the 2024 tax rate is \$0.7680. The overlapping entities are in the process of setting their 2024 tax rates.

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**APPENDIX B**  
**AUDITED FINANCIAL STATEMENT**

The information contained in this appendix has been excerpted from the audited financial statements of Travis County Municipal Utility District No. 4 for the fiscal year ended September 30, 2023. Certain information not considered to be relevant to this financing has been omitted; however, complete audit reports are available upon request.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4**

**YEAR ENDED SEPTEMBER 30, 2023**

**FINANCIAL STATEMENTS,  
SUPPLEMENTARY INFORMATION  
AND  
INDEPENDENT AUDITOR'S REPORT**

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4**

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**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4**

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**ANNUAL FILING AFFIDAVIT**

# ANNUAL FILING AFFIDAVIT

STATE OF TEXAS  
COUNTY OF TRAVIS

I, \_\_\_\_\_ of the  
(Name of Duly Authorized District Representative)

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**  
(Name of District)

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on **February 6, 2024**, its annual audit report for the fiscal period ended **September 30, 2023** and that copies of the annual audit report have been filed in the District's office, located at:

**100 Congress Ave., Suite 1300**  
**Austin, Texas 78701**  
(Address of District's Office)

This filing affidavit and the attached copy of the audit report will be submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements of Texas Water Code Section 49.194.

Date: \_\_\_\_\_, \_\_\_\_\_ By: \_\_\_\_\_  
(Signature of District Representative)  
\_\_\_\_\_  
(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
(Signature of Notary)

My Commission Expires On: \_\_\_\_\_, \_\_\_\_\_.  
Notary Public in the State of Texas

**INDEPENDENT AUDITOR'S REPORT**

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

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E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

INDEPENDENT AUDITOR'S REPORT

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

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Travis County Municipal Utility District No. 4 (the "District") as of and for the year ended September 30, 2023, 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 the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

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

**Responsibilities of Management for the Financial Statements**

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

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

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

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

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

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

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Budgetary Comparison Schedule - General Fund and Special Revenue Fund 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 required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is 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 not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on it.

**Other Information**

Management is responsible for the Other Supplementary Information included in the annual report. The Other Supplementary Information does not include the basic financial statements and our auditor’s report thereon. Our opinions on the basic financial statements do not cover the Other Supplementary Information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*McCall Gibson Swedlund Barfoot PLLC*

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

February 6, 2024

**MANAGEMENT'S DISCUSSION  
AND ANALYSIS**

# TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

In accordance with Governmental Accounting Standards Board Statement 34 ("GASB 34"), the management of Travis County Municipal Utility District No. 4 (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2023. Since this information is designed to focus on current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's financial statements that follow.

## FINANCIAL HIGHLIGHTS

- *General Fund*: At the end of the current fiscal year, the total fund balance was \$2,048,558, an increase of \$92,053 from the previous fiscal year. General fund revenues increased from \$209,983 in the previous fiscal year to \$631,853.
- *Special Revenue Fund*: Fund balance restricted for contracted Master District expenditures decreased from \$3,456,979 in the previous fiscal year to \$1,832,310 in the current fiscal year. The Participant District was charged \$500,635 in contract charges from the Master District during the current fiscal year.
- *Debt Service Fund*: Fund balance restricted for debt service increased from \$5,153,768 in the previous fiscal year to \$7,549,604 in the current fiscal year. Contributions from the Participant Districts to the Master District increased from \$5,879,700 in the previous fiscal year to \$7,280,000 in the current fiscal year.
- *Capital Projects Fund*: Fund balance restricted for capital projects decreased from \$2,350,975 in the previous fiscal year to \$1,526,591 in the current fiscal year.
- *Governmental Activities*: On a government-wide basis for governmental activities, the District had revenues net of expenses of \$2,446,302. Net position increased from \$346,282 to \$2,792,584.

## OVERVIEW OF THE DISTRICT

The District is a political subdivision of the State of Texas created, along with six other conservation and reclamation districts, by an act of the 74<sup>th</sup> Regular Session of the Texas Legislature on June 16, 1995, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District was created to provide water, wastewater and storm drainage, including water quality facilities, to the approximately 492 acres within its boundaries, all of which lies within Travis County, Texas and the Barton Creek Development which includes the approximately 3,520 acres located in Travis County Municipal Utility District Nos. 3, 4, 5, 6, 7, 8 and 9. The District, which encompasses approximately 492 acres of land, is located in western Travis County and lies approximately 8 miles west of the City of Austin's central business district and is situated approximately 2 miles southwest of the intersection of RM 2244 and Capital of Texas Highway. The District lies entirely within the extraterritorial jurisdiction of Austin, Texas. Travis County Municipal Utility District No. 4 serves as the Master District for all seven districts. The Master District operates and maintains all of the water, wastewater and drainage and including water quality, facilities for the seven districts by contract.

# TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

## USING THIS ANNUAL REPORT

This annual report consists of five parts:

1. *Management’s Discussion and Analysis* (this section)
2. *Basic Financial Statements*
3. *Required Supplementary Information*
4. *Texas Supplementary Information* (required by the Texas Commission on Environmental Quality (the TSI section))
5. *Other Supplementary Information* (the OSI section)

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the “Governmental Funds Total” column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

## OVERVIEW OF THE FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled “Governmental Funds Total”) that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District’s net position will indicate financial health.

The *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* includes a column (titled “Governmental Funds Total”) that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances*.

The *Required Supplementary Information* presents a comparison statement between the District’s adopted budget and its actual results.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE**

**Statement of Net Position:**

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Current and other assets	\$ 15,932,176	\$ 14,851,579	\$ 1,080,597
Capital and non-current assets	64,037,295	65,144,588	(1,107,293)
Total Assets	<u>79,969,471</u>	<u>79,996,167</u>	<u>(26,696)</u>
Deferred Outflows of Resources	<u>460,247</u>	<u>497,875</u>	<u>(37,628)</u>
Current Liabilities	5,307,477	4,612,941	694,536
Long-term Liabilities	72,329,657	75,534,819	(3,205,162)
Total Liabilities	<u>77,637,134</u>	<u>80,147,760</u>	<u>(2,510,626)</u>
Net Investment in Capital Assets	(9,200,591)	(10,290,466)	1,089,875
Restricted	9,625,221	8,574,307	1,050,914
Unrestricted	2,367,954	2,062,441	305,513
Total Net Position	<u>\$ 2,792,584</u>	<u>\$ 346,282</u>	<u>\$ 2,446,302</u>

The District’s net position increased from \$346,282 in the previous fiscal year to \$2,792,584 in the current fiscal year.

Some of these assets are accounted for by capital assets or restricted for debt service. The District’s unrestricted net position, which can be used to finance day to day operations, totaled \$2,367,954.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**Revenues and Expenses:**

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Water/wastewater/water quality fees	\$ 4,579,326	\$ 4,414,584	\$ 164,742
Property tax revenue	1,626,995	749,671	877,324
Other	670,123	191,435	478,688
<b>Total Revenues</b>	<b>6,876,444</b>	<b>5,355,690</b>	<b>1,520,754</b>
Contracted Master District services	500,635	918,046	(417,411)
Water/wastewater operations	4,076,924	3,657,928	418,996
Administrative	842,290	619,709	222,581
Debt service	2,338,164	2,424,969	(86,805)
Depreciation	2,106,872	2,035,693	71,179
Amortization	817,435	817,435	-
<b>Total Expenses</b>	<b>10,682,320</b>	<b>10,473,780</b>	<b>208,540</b>
Other Financing Sources	6,252,178	8,228,631	(1,976,453)
<b>Change in Net Position</b>	<b>2,446,302</b>	<b>3,110,541</b>	<b>(664,239)</b>
<b>Beginning Net Position</b>	<b>346,282</b>	<b>(2,764,259)</b>	<b>3,110,541</b>
<b>Ending Net Position</b>	<b>\$ 2,792,584</b>	<b>\$ 346,282</b>	<b>\$ 2,446,302</b>

Revenues were \$6,876,444 for the fiscal year ended September 30, 2023 while expenses were \$10,682,320 and other financing sources were \$6,252,178. In total, net position increased \$2,446,302.

Property tax revenues in the current fiscal year totaled \$1,626,995. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2022 tax year (September 30, 2023 fiscal year) were based upon a current assessed value of \$225,968,941 and a tax rate of \$0.72 per \$100 of assessed valuation. Property taxes levied for the 2021 tax year (September 30, 2022 fiscal year) were based upon an adjusted assessed value of \$138,408,723 and a tax rate of \$0.7296 per \$100 of assessed valuation. The District’s primary revenue source is water/wastewater/water quality service fees.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**ANALYSIS OF GOVERNMENTAL FUNDS**

	<u>Governmental Funds by Year</u>			
	2023	2022	2021	2020
Cash on deposit	\$ 400,774	\$ 382,955	\$ 455,621	\$ 351,522
Cash equivalents/investments	13,297,064	12,635,177	13,361,203	14,208,194
Receivables	4,957,544	4,859,513	3,513,526	2,229,455
<b>Total Assets</b>	<b>\$ 18,655,382</b>	<b>\$ 17,877,645</b>	<b>\$ 17,330,350</b>	<b>\$ 16,789,171</b>
Accounts payable/refundable deposits	2,073,367	1,506,988	1,171,105	1,014,940
Other payable	2,863,139	3,176,981	4,396,286	2,414,646
<b>Total Liabilities</b>	<b>4,936,506</b>	<b>4,683,969</b>	<b>5,567,391</b>	<b>3,429,586</b>
Deferred Inflows of Resources	761,813	275,449	-	10
Restricted	7,682,081	7,051,964	7,821,435	8,974,733
Assigned	3,226,424	3,909,758	2,082,510	2,759,852
Unassigned	2,048,558	1,956,505	1,859,014	1,624,990
<b>Total Fund Balance</b>	<b>12,957,063</b>	<b>12,918,227</b>	<b>11,762,959</b>	<b>13,359,575</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 18,655,382</b>	<b>\$ 17,877,645</b>	<b>\$ 17,330,350</b>	<b>\$ 16,789,171</b>

For the fiscal year ended September 30, 2023, the District’s governmental funds reflect a combined fund balance of \$12,957,063.

This fund balance includes a \$92,053 increase in the General Fund.

The Special Revenue Fund reflects a decrease of \$1,624,669 in fiscal year 2023. The Special Revenue Fund for the Participant District was charged \$500,635 for Contracted Master District monthly charges.

The Debt Service Fund reflects an increase of \$2,395,836 in fiscal year 2023. The Debt Service Fund for the Master District remitted bond principal of \$2,755,000 and bond interest of \$2,458,015. In the Participant District, bond principal of \$145,000 and bond interest of \$13,425 was remitted. More detailed information about the District’s debt is presented in the *Notes to the Financial Statements*.

The Capital Project Fund purchases the District’s infrastructure. The Capital Projects Fund reflects a decrease of \$824,384 in fund balance for fiscal year 2023. The District transferred \$959,321 to the Master District Special Revenue Fund for infrastructure projects during the current fiscal year.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**BUDGETARY HIGHLIGHTS**

The *General Fund* pays for daily operating costs. On September 13, 2022, the Board of Directors approved budgets for the Participant and Master Districts. The Participant District budget included revenues of \$726,695 as compared to expenditures of \$154,275. When comparing actual to budget, the Participant District had a negative variance of \$480,367. The Master District budget included revenues of \$4,274,760 as compared to expenditures of \$8,184,518. When comparing actual to budget, the Master District had a positive variance of \$1,928,580. More detailed information about the District’s budgetary comparison is presented in the *Required Supplementary Information*.

**CAPITAL ASSETS**

The District’s governmental activities show an investment of \$62,962,023 in infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2023	9/30/2022
Capital Assets:		
Land	\$ 372,733	\$ 372,733
Construction in progress	2,872,174	2,142,680
Water/Wastewater/Drainage	87,071,839	85,995,300
Less: Accumulated Depreciation	(27,354,723)	(25,247,851)
Total Net Capital Assets	\$ 62,962,023	\$ 63,262,862

More detailed information about the District’s capital assets is presented in the *Notes to the Financial Statements*.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**LONG TERM DEBT**

The District has the following balances outstanding on unlimited tax bonds:

	Bonds Payable
Series 2007 (Participant)	\$ 150,000
Series 2016 (Master)	9,020,000
Series 2016A (Master)	11,450,000
Series 2017 (Master)	5,700,000
Series 2017A (Master)	14,245,000
Series 2019 (Master)	7,975,000
Series 2019A (Master)	11,800,000
Series 2020 (Master)	4,920,000
Series 2021 (Master)	8,375,000
Total	\$ 73,635,000

The District owes approximately \$73.6 million to bondholders. In addition, the Participant District contributes to debt service requirements of the Master District bonds based upon a pro rata allocation of assessed valuation. During the year, the District made principal payments of \$2,900,000. The ratio of the Participant District’s long-term debt (\$150,000) to the total 2023 taxable assessed valuation (\$262,408,814) is less than 1%. The ratio of the Master District’s long-term debt (\$73,485,000) to the total 2023 taxable assessed valuation of all of the Participating District’s total taxable assessed valuation (\$2,361,002,152) is 3.1%. The District’s estimated population as of March 1, 2021, is 3,886 for all Participant Districts. More detailed information about the District’s long-term debt is presented in the *Notes to the Financial Statements*.

**CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS**

The amount of assessed value of property within the District for the 2023 tax year (September 30, 2024 fiscal year) is approximately \$262 million and the tax rate levied was \$0.72 per \$100 of assessed valuation. Approximately 44% of the property tax will fund general fund costs, approximately 46% will fund contracted Master District activity and approximately 10% of the property tax will be set aside for debt service.

The Participating District’s adopted budget for fiscal year 2024 projects an operating fund balance increase of \$340,902. The Master District’s adopted budget for 2024 projects a fund balance decrease of \$3,226,424.

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2023**

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701.

## **FINANCIAL STATEMENTS**

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2023**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Net Position
<b>ASSETS</b>							
Cash and cash equivalents -							
Cash	\$ 11,679	\$ 389,095	\$ -	\$ -	\$ 400,774	\$ -	\$ 400,774
Cash equivalents	2,909,117	573,688	4,887,414	2,268,419	10,638,638	-	10,638,638
Investments	-	-	2,658,426	-	2,658,426	-	2,658,426
Receivables-							
Water, wastewater and water quality fees, net of allowance for doubtful accounts of \$ -0-	-	1,282,170	-	-	1,282,170	-	1,282,170
Property taxes	319,396	368,564	73,853	-	761,813	-	761,813
Interfund	390	2,856,019	6,317	413	2,863,139	(2,863,139)	-
Prepaid bond issue costs	-	-	-	-	-	139,933	139,933
Prepaid lease/deferred asset	-	16,000	-	-	16,000	-	16,000
Other	-	34,422	-	-	34,422	-	34,422
Intangible assets, net of accumulated amortization	-	-	-	-	-	1,075,272	1,075,272
Capital assets, net of accumulated depreciation -							
Land	-	-	-	-	-	372,733	372,733
Construction in Progress	-	-	-	-	-	2,872,174	2,872,174
Water/Wastewater/Drainage System	-	-	-	-	-	59,717,116	59,717,116
<b>TOTAL ASSETS</b>	<u>3,240,582</u>	<u>5,519,958</u>	<u>7,626,010</u>	<u>2,268,832</u>	<u>18,655,382</u>	<u>61,314,089</u>	<u>79,969,471</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>							
Deferred charges on bond refunding	-	-	-	-	-	460,247	460,247
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 3,240,582</u>	<u>\$ 5,519,958</u>	<u>\$ 7,626,010</u>	<u>\$ 2,268,832</u>	<u>\$ 18,655,382</u>	<u>61,774,336</u>	<u>80,429,718</u>
<b>LIABILITIES</b>							
Accounts payable	\$ 16,275	\$ 897,488	\$ -	\$ -	\$ 913,763	-	913,763
Retainage payable	-	66,473	-	-	66,473	-	66,473
Accrued interest payable	-	-	-	-	-	199,110	199,110
Refundable deposits	-	553,763	-	-	553,763	-	553,763
Interfund payables	856,353	1,261,992	2,553	742,241	2,863,139	(2,863,139)	-
Intergovernmental payables	-	539,368	-	-	539,368	-	539,368
Bonds payable -							
Due within one year	-	-	-	-	-	3,035,000	3,035,000
Due after one year	-	-	-	-	-	72,329,657	72,329,657
<b>TOTAL LIABILITIES</b>	<u>872,628</u>	<u>3,319,084</u>	<u>2,553</u>	<u>742,241</u>	<u>4,936,506</u>	<u>72,700,628</u>	<u>77,637,134</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Property taxes	319,396	368,564	73,853	-	761,813	(761,813)	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<u>319,396</u>	<u>368,564</u>	<u>73,853</u>	<u>-</u>	<u>761,813</u>	<u>(761,813)</u>	<u>-</u>
<b>FUND BALANCES / NET POSITION</b>							
Fund balances:							
Restricted for contracted Master District expenditures	-	(1,394,114)	-	-	(1,394,114)	1,394,114	-
Restricted for debt service	-	-	7,549,604	-	7,549,604	(7,549,604)	-
Restricted for capital projects	-	-	-	1,526,591	1,526,591	(1,526,591)	-
Assigned for 2024 budget deficit	-	3,226,424	-	-	3,226,424	(3,226,424)	-
Unassigned	2,048,558	-	-	-	2,048,558	(2,048,558)	-
<b>TOTAL FUND BALANCES</b>	<u>2,048,558</u>	<u>1,832,310</u>	<u>7,549,604</u>	<u>1,526,591</u>	<u>12,957,063</u>	<u>(12,957,063)</u>	<u>-</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$ 3,240,582</u>	<u>\$ 5,519,958</u>	<u>\$ 7,626,010</u>	<u>\$ 2,268,832</u>	<u>\$ 18,655,382</u>		
<b>NET POSITION:</b>							
Net investment in capital assets						(9,200,591)	(9,200,591)
Restricted for authorized contract tax expenditures						2,200,874	2,200,874
Restricted for debt service						7,424,347	7,424,347
Unrestricted						2,367,954	2,367,954
<b>TOTAL NET POSITION</b>						<u>\$ 2,792,584</u>	<u>\$ 2,792,584</u>

*The accompanying notes are an integral part of this statement.*

**TRAVIS COUNTY**  
**MUNICIPAL UTILITY DISTRICT NO. 4**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**SEPTEMBER 30, 2023**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Activities
<b>REVENUES:</b>							
Water, wastewater, and water quality fees, including penalties	\$ -	\$ 4,579,326	\$ -	\$ -	\$ 4,579,326	\$ -	\$ 4,579,326
Tap connection fees	-	21,000	-	-	21,000	-	21,000
Property tax revenues, including penalties	500,610	554,474	85,547	-	1,140,631	486,364	1,626,995
Interest	131,243	39,763	317,044	134,937	622,987	-	622,987
Miscellaneous	-	26,136	-	-	26,136	-	26,136
<b>TOTAL REVENUES</b>	<b>631,853</b>	<b>5,220,699</b>	<b>402,591</b>	<b>134,937</b>	<b>6,390,080</b>	<b>486,364</b>	<b>6,876,444</b>
<b>EXPENDITURES / EXPENSES:</b>							
Current:							
Contracted Master District services	-	500,635	-	-	500,635	-	500,635
Water purchases	-	599,215	-	-	599,215	-	599,215
Repairs and maintenance	39,742	1,242,455	-	-	1,282,197	-	1,282,197
Operations/management	5,107	461,057	-	-	466,164	-	466,164
Utilities and telephone	-	1,018,550	-	-	1,018,550	-	1,018,550
Sludge hauling	-	203,531	-	-	203,531	-	203,531
Chemicals and lab fees	-	240,943	-	-	240,943	-	240,943
Permit fees	-	2,700	-	-	2,700	-	2,700
Security services	-	16,584	-	-	16,584	-	16,584
Landscape services	-	247,040	-	-	247,040	-	247,040
Director fees	-	10,036	-	-	10,036	-	10,036
Legal fees	62,600	52,638	-	-	115,238	-	115,238
Engineering fees	-	399,148	-	-	399,148	-	399,148
Accounting fees	19,200	80,400	-	-	99,600	-	99,600
Audit fees	11,875	17,125	-	-	29,000	-	29,000
Tax appraisal/collection fees	3,098	3,431	529	-	7,058	-	7,058
Other consulting fees	1,088	35,885	186	-	37,159	-	37,159
Insurance	400	95,974	-	-	96,374	-	96,374
Miscellaneous	4,190	43,487	1,000	-	48,677	-	48,677
Debt Service -							
Bond principal	-	-	2,900,000	-	2,900,000	(2,900,000)	-
Bond interest	-	-	2,471,440	-	2,471,440	(139,376)	2,332,064
Fiscal agent fees and other	-	-	6,100	-	6,100	-	6,100
Capital outlay	-	1,806,033	-	-	1,806,033	(1,806,033)	-
Depreciation	-	-	-	-	-	2,106,872	2,106,872
Amortization	-	-	-	-	-	817,435	817,435
<b>TOTAL EXPENDITURES / EXPENSES</b>	<b>147,300</b>	<b>7,076,867</b>	<b>5,379,255</b>	<b>-</b>	<b>12,603,422</b>	<b>(1,921,102)</b>	<b>10,682,320</b>
Excess (deficiency) of revenues over expenditures/expenses	484,553	(1,856,168)	(4,976,664)	134,937	(6,213,342)	2,407,466	(3,805,876)
<b>OTHER FINANCING SOURCES (USES) -</b>							
Operating transfer	(392,500)	1,259,321	92,500	(959,321)	-	-	-
Intergovernmental contributions	-	(1,027,822)	7,280,000	-	6,252,178	-	6,252,178
<b>TOTAL OTHER FINANCING SOURCES (USES) -</b>	<b>(392,500)</b>	<b>231,499</b>	<b>7,372,500</b>	<b>(959,321)</b>	<b>6,252,178</b>	<b>-</b>	<b>6,252,178</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>92,053</b>	<b>(1,624,669)</b>	<b>2,395,836</b>	<b>(824,384)</b>	<b>38,836</b>	<b>(38,836)</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>						<b>2,446,302</b>	<b>2,446,302</b>
<b>FUND BALANCES/ NET POSITION:</b>							
Beginning of the year	1,956,505	3,456,979	5,153,768	2,350,975	12,918,227	(12,571,945)	346,282
End of the year	<u>\$ 2,048,558</u>	<u>\$ 1,832,310</u>	<u>\$ 7,549,604</u>	<u>\$ 1,526,591</u>	<u>\$ 12,957,063</u>	<u>\$ (10,164,479)</u>	<u>\$ 2,792,584</u>

*The accompanying notes are an integral part of this statement.*

**NOTES TO THE  
FINANCIAL STATEMENTS**

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES**

The accounting and reporting policies of the District relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles (GAAP) as applied to governmental entities. Generally accepted accounting principles for local governments include those principles prescribed by the *Governmental Accounting Standards Board (GASB)*, which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

**Reporting Entity** - The District was created by an order of the Texas State Legislature under House Bill 1606, passed by the 74<sup>th</sup> Legislature, regular session, 1995, as signed by the Governor on June 16, 1995. The District operates under Chapters 49 and 54 of the Texas Water Code pursuant to Article 16, Section 59 of the Texas Constitution. The reporting entity of the District encompasses those activities and functions over which the District’s elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors which has been elected by District residents or appointed by the Board of Directors. The District is not included in any other governmental “reporting entity” as defined by GASB Standards, since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units as defined in GASB Standards which are included in the District’s reporting entity.

**Basis of Presentation - Government-wide and Fund Financial Statements** – These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District’s policy to use restricted resources first.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued) –**

The financial statements are prepared in conformity with GASB Statement No. 34, and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. Statement No. 34 also requires as supplementary information Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-wide Statements:** The District's Statement of Net Position includes both non-current assets and non-current liabilities of the District. In addition, the government-wide Statement of Activities column reflects depreciation expense on the District's capital assets, including infrastructure.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

- **Fund Financial Statements:**

Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures of either fund category) for the determination of major funds. All of the District's funds are reported as major funds.

**Governmental Fund Types** - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets, liabilities, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund** - The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.
- **Special Revenue Fund** – The Special Revenue Fund accounts for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The primary sources of revenues are water, wastewater and water quality service fees to end-users and contributions from participating districts.
- **Debt Service Fund** – The Debt Service Fund is used to account for the resources restricted, committed or assigned for the payment of debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources restricted, committed or assigned for the acquisition or construction of major capital facilities.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued) –**

***Governmental Fund Types (continued) -***

***Non-current Governmental Assets and Liabilities*** - GASB Statement No. 34 eliminates the presentation of Account Groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

***Basis of Accounting***

***Government-wide Statements*** - The government-wide financial statement column is reported using the economic resources measurement focus and the 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 revenues in the year for which they are levied.

***Fund Financial Statements*** - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the net current assets. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available).

"Measurable" means that the amount of the transaction can be determined and "available" means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the immature principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with generally accepted accounting principles.

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. All other revenues of the District are recorded on the accrual basis in all funds.

The District reports deferred inflows of resources on its balance sheet. Deferred inflows arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the deferred inflows are removed from the balance sheet and revenue is recognized.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued) –**

***Budgets and Budgetary Accounting*** - A budget was adopted on September 13, 2022, for the General Fund on a basis consistent with generally accepted accounting principles. The District's Board of Directors utilizes the budget as a management tool for planning and cost control purposes. The budget was not amended during the fiscal year.

***Pensions*** - The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that Directors are considered to be “employees” for federal payroll tax purposes only.

***Cash and Cash Equivalents*** – Includes cash on deposit as well as investments with maturities of three months or less. The investments, consisting of common trust funds, money market funds, and obligations in the State Comptroller’s Investment Pool, are recorded at amortized cost.

***Investments*** - Investments, consisting of United States treasury instruments, certificates of deposit and obligations in the State Comptroller’s Investment Pool are recorded at amortized cost.

***Capital Assets*** - Capital assets, which includes Land, Common and Recreation Areas, Water System, Wastewater System and Water Quality/Detention Ponds are reported in the government-wide column in the Statement of Net Position. Public domain ("infrastructure") capital assets including water, wastewater and drainage systems, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received. Interest incurred during construction of capital facilities is not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Common and Recreation Areas	5 - 30
Water/Wastewater/Drainage System	10 - 50

***Interfund Transactions*** - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued) –**

***Long-Term Debt*** - Combination unlimited tax and contract tax bonds, which have been issued to fund capital projects, are to be repaid from tax revenues of the District.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

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

***Fund Balance*** – Fund balances in governmental funds are classified using the following hierarchy:

- *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 does not have any nonspendable fund balances.
- *Restricted*: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.
- *Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. 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 assigned \$3,226,424 of its Special Revenue Fund fund balance to cover projected 2024 budget deficits.
- *Unassigned*: all other spendable amounts in the General Fund.

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

***Accounting Estimates*** – The preparation of financial statements in conformity with accounting principles generally accepted in the United States America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**2. RECONCILIATION OF THE GOVERNMENTAL FUNDS -**

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund Balances - Total Governmental Funds		\$ 12,957,063
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds -		
Deferred charges on bond refunding	3,618,520	
Less: Accumulated amortization	<u>(3,158,273)</u>	460,247
Intangible assets	10,753,884	
Less: Accumulated amortization	<u>(9,678,612)</u>	1,075,272
Capital assets	90,316,746	
Less: Accumulated depreciation	<u>(27,354,723)</u>	62,962,023
Prepaid bond insurance premium, net		139,933
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred revenue for revenues earned but not available		761,813
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds -		
Bonds payable	(73,635,000)	
Bond (premium)/discount, net	<u>(1,729,657)</u>	(75,364,657)
Accrued interest		(199,110)
Net Position - Governmental Activities		<u>\$ 2,792,584</u>

Adjustments to convert the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Net Change in Fund Balances - Governmental Funds		\$ 38,836
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report -		
Capital expenditures in period purchased	1,806,033	
Bond principal in year paid	2,900,000	
Interest expenditures in year paid	139,376	
Tax revenue in year paid	<u>486,364</u>	5,331,773
Governmental funds do not report -		
Depreciation	(2,106,872)	
Amortization	<u>(817,435)</u>	(2,924,307)
Change in Net Position - Governmental Activities		<u>\$ 2,446,302</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**3. CASH AND INVESTMENTS**

The investment policies of the District are governed by State statute and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's investment policy include: depositories must be FDIC-insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; securities collateralizing time deposits are held by independent third party trustees.

***Cash*** - At September 30, 2023, the carrying amount of the District's deposits was \$400,774 and the bank balance was \$523,054. The bank balance was covered by federal depository insurance and other pledged collateral.

***Investments*** -

***Interest rate risk.*** In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

***Credit risk.*** The District's investment policy requires the application of the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District's investment policy requires that District funds be invested in:

- Obligations of the United States Government and/or its agencies and instrumentalities;
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share;
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency; and
- Securities issued by a State or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; and
- Public funds investment pools rated AAA or AAA-m by a nationally recognized rating agency.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**3. CASH AND INVESTMENTS (continued) –**

At September 30, 2023, the District held the following investments:

Investment	Fair Value at 9/30/2023	Governmental Fund				Investment Rating	
		General	Special Revenue	Debt Service	Capital Projects	Rating	Rating Agency
		Unrestricted	Restricted (1)	Restricted (2)	Restricted (3)		
U.S. Gov. MM	\$ 2,658,426	\$ -	\$ -	\$ 2,658,426	\$ -	AAAm	Standard & Poors
Money Market	227,200	559	226,641	-	-	Various	Various
State Investment Pool	10,411,438	2,908,558	347,047	4,887,414	2,268,419	AAAm	Standard & Poors
	<u>\$ 13,297,064</u>	<u>\$ 2,909,117</u>	<u>\$ 573,688</u>	<u>\$ 7,545,840</u>	<u>\$ 2,268,419</u>		

(1) Restricted for Payment of Master District Activities including Operations and Debt Service.

(2) Restricted for Payment of Debt Service and Cost of Assessing and Collecting Taxes.

(3) Restricted for Purchase of Capital Assets.

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool meets the criteria established in GASB Statement No. 79 and measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

*Concentration of credit risk.* In accordance with the District’s investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2023, the District did not own any investments in individual securities.

*Custodial credit risk-deposits.* Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The government’s investment policy requires that the District’s deposits be fully insured by FDIC insurance or collateralized with Obligations of the United States or its agencies and instrumentalities. As of September 30, 2023, the District’s bank deposits were covered by FDIC insurance and other pledged collateral.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**4. PROPERTY TAXES**

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Travis Central Appraisal District established appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Travis County Tax Assessor Collector bills and collects the District's property taxes. The Board of Directors set tax rates for the 2022 tax year on September 13, 2022.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2022 tax roll. The tax rate, based on total taxable assessed valuation of \$225,968,941 was \$0.72 on each \$100 valuation and was allocated as follows:

	<u>Tax Rate</u>
General Fund	\$ 0.3160
Special Revenue Fund	0.3500
Debt Service Fund	0.0540
	<u>\$ 0.7200</u>

The maximum allowable maintenance tax of \$1.00 was established by the voters on November 7, 1995.

Property taxes receivable of \$319,396, \$368,564 and \$73,853 were receivable at September 30, 2023 for the General Fund, Special Revenue Fund and Debt Service Fund, respectively.

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**5. CONTRACT TAXES**

At an election held November 7, 1995, voters authorized a contract tax on all property within the District subject to taxation. During the year ended September 30, 2023, the District levied an ad valorem tax at the rate of \$0.35 per \$100 of assessed valuation, which resulted in a tax levy of \$790,892 on taxable valuation of \$225,968,941 for the 2022 tax year. This contract tax was used to pay for its pro rata share of interest on Travis County Municipal Utility District No. 4's bonds as well as for operations and maintenance costs and reserve requirements on Master District Facilities as described in Note 9.

**6. INTERFUND ACCOUNTS**

A summary of interfund accounts at September 30, 2023, is as follows:

	<b>Interfund</b>	
	<b>Receivables</b>	<b>Payables</b>
<b>General Fund -</b>		
Special Revenue Fund - Master	\$ -	\$ 476,796
Special Revenue Fund - Participant	-	379,557
Debt Service Fund - Participant	390	-
<b>Special Revenue Fund -</b>		
General Fund	856,353	-
Special Revenue Fund - Master	1,255,675	-
Special Revenue Fund - Participant	-	1,255,675
Debt Service Fund - Master	1,750	-
Debt Service Fund - Participant	-	6,317
Capital Projects Fund - Master	742,241	-
<b>Debt Service Fund -</b>		
General Fund	-	390
Special Revenue Fund - Master	6,317	-
Special Revenue Fund - Participant	-	1,750
Capital Projects Fund	-	413
<b>Capital Projects Fund -</b>		
Special Revenue Fund - Master	-	742,241
Debt Service Fund - Master	413	-
	<u>\$ 2,863,139</u>	<u>\$ 2,863,139</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**7. CHANGES IN CAPITAL ASSETS**

A summary of changes in capital assets follows:

	<b>Balance 10/1/2022</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 9/30/2023</b>
Capital assets not being depreciated:				
Land	\$ 372,733	\$ -	\$ -	\$ 372,733
Construction in Progress	2,142,680	1,798,664	(1,069,170)	2,872,174
	<u>2,515,413</u>	<u>1,798,664</u>	<u>(1,069,170)</u>	<u>3,244,907</u>
Capital assets being depreciated:				
Water/Wastewater/Drainage System	85,995,300	1,076,539	-	87,071,839
Total capital assets being depreciated	<u>85,995,300</u>	<u>1,076,539</u>	<u>-</u>	<u>87,071,839</u>
Less accumulated depreciation for:				
Water/Wastewater/Drainage System	(25,247,851)	(2,106,872)	-	(27,354,723)
Total accumulated depreciation	<u>(25,247,851)</u>	<u>(2,106,872)</u>	<u>-</u>	<u>(27,354,723)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>60,747,449</u>	<u>(1,030,333)</u>	<u>-</u>	<u>59,717,116</u>
Total capital assets, net	<u>\$ 63,262,862</u>	<u>\$ 768,331</u>	<u>\$ (1,069,170)</u>	<u>\$ 62,962,023</u>

**8. BONDED DEBT**

The following is a summary of bond transactions of the District for the year ended September 30, 2023:

	<b>Combination Unlimited Tax Bonds</b>
Bonds payable at October 1, 2022	\$ 76,535,000
Bonds retired	(2,900,000)
Subtotal	<u>73,635,000</u>
Less: Unamortized premium/discount, net	1,729,657
Bonds payable at September 30, 2023	<u>\$ 75,364,657</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**8. BONDED DEBT (continued) -**

Bonds payable at September 30, 2023, were comprised of the following individual issues:

**Unlimited Contract Tax Bonds:**

\$11,450,000 – 2016A Unlimited Contract Tax Bonds (Master District) are paid serially through the year 2040 at interest rates which range from 2.00% - 3.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing after 9/01/2024 in whole or from time to time in part, on September 1, 2023 or any date thereafter. Term bonds maturing on September 1, 2031, 2035, 2037 and 2040 are subject to mandatory sinking fund requirements.

\$14,245,000 – 2017A Unlimited Contract Tax Bonds (Master District) are paid serially through the year 2041 at interest rates which range from 2.00% - 3.50%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing after September 1, 2025 in whole or from time to time in part, on September 1, 2024 or any date thereafter.

\$7,975,000 – 2019 Unlimited Contract Tax Bonds (Master District) are paid serially through the year 2043 at interest rates which range from 3.625% - 5.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing after September 1, 2027 in whole or from time to time in part, on September 1, 2025 or any date thereafter. Term bonds maturing on September 1, 2027 and September 1, 2039 are subject to mandatory sinking fund requirements.

**Refunding Bonds:**

\$150,000 – 2007 Unlimited Contract Tax Refunding Bonds (Participant District) are paid serially through the year 2024 at interest rates which range from 4.45% to 4.60%. Bonds maturing on September 1, 2014 to September 1, 2024 are callable in whole or in part on any date beginning September 1, 2013 at par.

\$9,020,000 – 2016 Unlimited Contract Tax Refunding Bonds (Master District) are paid serially through the year 2035 at an interest rate of 4.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing on or after September 1, 2023, in whole or from time to time in part, on September 1, 2022 or any date thereafter. Term bonds maturing on September 1, 2023 and September 1, 2032 are subject to mandatory sinking fund requirements.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**8. BONDED DEBT (continued) -**

**Refunding Bonds:**

\$5,700,000 – 2017 Unlimited Contract Tax Refunding Bonds (Master District) are paid serially through the year 2037 at interest rates which range from 3.40% to 4.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing on or after September 1, 2025, in whole or from time to time in part, on September 1, 2024 or any date thereafter. Term bonds maturing on September 1, 2036 are subject to mandatory sinking fund requirements.

\$11,800,000 – 2019A Unlimited Contract Tax Refunding Bonds (Master District) are paid serially through the year 2032 at interest rates which range from 2.00% to 4.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing on or after September 1, 2028, in whole or from time to time in part, on September 1, 2027 or any date thereafter.

\$4,920,000 – 2020 Unlimited Contract Tax Refunding Bonds (Master District) are paid serially through the year 2033 at interest rates which range from 2.25% to 4.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing on or after September 1, 2028, in whole or from time to time in part, on September 1, 2027 or any date thereafter.

\$8,375,000 – 2021 Unlimited Contract Tax Refunding Bonds (Master District) are paid serially through the year 2039 at interest rates which range from 2.00% to 4.00%. The Master District reserves the right to redeem, prior to maturity, those bonds maturing on or after September 1, 2029, in whole or from time to time in part, on September 1, 2028 or any date thereafter. Term bonds maturing on September 1, 2033, 2035 and 2038 are subject to mandatory sinking fund requirements.

The unlimited contract tax bonds and refunding bonds are secured by and payable from a first lien and pledge of ad valorem taxes of the District. The annual requirement to amortize all bonded debt at September 30, 2023, including interest, is as follows:

<b>Year Ended September 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 3,035,000	\$ 2,389,316	\$ 5,424,316
2025	2,980,000	2,303,066	5,283,066
2026	3,080,000	2,215,016	5,295,016
2027	3,215,000	2,109,566	5,324,566
2028	3,465,000	1,999,416	5,464,416
2029 - 2033	19,095,000	8,174,017	27,269,017
2034 - 2038	22,525,000	4,774,657	27,299,657
2039 - 2043	16,240,000	1,413,632	17,653,632
	<b>\$ 73,635,000</b>	<b>\$ 25,378,686</b>	<b>\$ 99,013,686</b>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**8. BONDED DEBT (continued) –**

Principal and interest on the bonds are payable from and secured by an unconditional obligation to make certain payments by the participating districts in the applicable service area pursuant to the contracts described in Note 9. The participants have each agreed to pay a pro rata share of the debt service of the bonds based on the certified assessed valuation of each participant as a percentage of the total assessed valuation of all participating districts.

In accordance with the regional contracts described in Note 9, the District shall calculate and bill on or before September 1 of each year, or as soon thereafter as practical, the amount of contract tax payments from each participant for the following year. The contract tax payments are payable by the participants semiannually, on April 1 and October 1 of each year, for the June 1 and December 1 debt service requirements. The following is a summary of the participants and their initial assessed valuations and anticipated contract tax payments for the year ended September 30, 2024:

	<b>Initial Assessed Valuation</b>	<b>2024 Contract Tax Payment Due</b>
Travis County Municipal Utility District No. 3	\$ 1,016,151,756	\$ 2,267,043
Travis County Municipal Utility District No. 4	262,408,814	585,436
Travis County Municipal Utility District No. 5	627,416,801	1,399,772
Travis County Municipal Utility District No. 6	195,414,060	435,970
Travis County Municipal Utility District No. 7	4,466,864	9,966
Travis County Municipal Utility District No. 8	251,672,549	561,484
Travis County Municipal Utility District No. 9	3,471,308	7,745
	\$ 2,361,002,152	\$ 5,267,416

\$7,549,604 is available in the Debt Service Fund to service the bonded debt. Tax bonds authorized but not issued amounted to \$6,915,000 at September 30, 2023 for the participating district.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**9. FINANCING AND OPERATION OF REGIONAL FACILITIES**

The District entered into regional contracts whereby the District agreed to provide or cause to be provided the regional water supply and delivery facilities and the regional waste collection, treatment, and disposal facilities necessary to serve the participating districts. The contracts are as follows:

<b>District</b>	<b>Date of Agreement</b>
Travis County Municipal Utility District No. 3	September 22, 1995
Travis County Municipal Utility District No. 4	September 21, 1995
Travis County Municipal Utility District No. 5	September 18, 1995
Travis County Municipal Utility District No. 6	September 21, 1995
Travis County Municipal Utility District No. 7	September 19, 1995
Travis County Municipal Utility District No. 8	September 20, 1995
Travis County Municipal Utility District No. 9	September 21, 1995

***Master District Service Fees***

The Master District charges service fees that are based on an annual budget and provides for all Master District operation and maintenance costs and a three-month operation and maintenance reserve. The Master District currently has two wholesale customers that pay service fees according to contracted agreements. Service fees charged to other participants are calculated using accounting estimates based upon actual flows and assigned living unit equivalents (LUE's). Revenues billed and collected by the Master District for each participant district are offset against allocated service fees.

During the current fiscal year, the District was charged \$213,439 for its allocated Master District operation and maintenance expenditures and reserve requirements. Additionally, the District received a credit of \$137,804 for its capital reserve requirements to fund construction of certain projects in the next fiscal year.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) -**

***Master District Debt Service Expenditures***

The Master District is authorized to issue contract revenue bonds sufficient to complete acquisition and construction of the facilities as needed to serve all districts in the service area. Each participating district contributes to the payment of debt service requirements of the bonds based on the certified assessed valuation of each participant as a percentage of the total assessed valuation of all participating districts. During the current fiscal year, the District was billed \$425,000 to satisfy the District's pro rata share of the principal and interest on the Master District's bonds.

The District's pro rata share of future Master District debt service payments will vary from year to year based on annual assessed valuations established by the Travis Central Appraisal District for all of the Districts. For the fiscal year ending September 30, 2024, the District's pro rata share is currently expected to approximate 11.1% of the total Master District debt service payments.

***Transaction Summary***

Transactions for the year ended September 30, 2023, are summarized as follows:

	Receivable/ (Payable) Balance, 10/1/2022	Current Fiscal Year Billings/ (Credits)	Capital Reserve Billings/ (Credits)	Participant District Expenses/ Transfers	Receivable/ (Payable) Balance, 9/30/2023
Travis County M.U.D. No. 3	\$ 168,624	\$ 368,399	\$ (664,882)	\$ 79,680	\$ (48,179)
Travis County M.U.D. No. 4	1,911,335	213,439	(137,804)	(255,151)	1,731,819
Travis County M.U.D. No. 5	(39,428)	(127,118)	(290,070)	89,465	(367,151)
Travis County M.U.D. No. 6	(947,630)	(97,689)	(106,918)	11,315	(1,140,922)
Travis County M.U.D. No. 7	144,848	21,527	1,550	-	167,925
Travis County M.U.D. No. 8	1,460,757	292,592	(167,890)	4,617	1,590,076
Travis County M.U.D. No. 9	79,848	2,661	(3,986)	136	78,659
	<u>\$ 2,778,354</u>	<u>\$ 673,811</u>	<u>\$ (1,370,000)</u>	<u>\$ (69,938)</u>	<u>\$ 2,012,227</u>

**10. WATER CONTRACT**

The Master District has contracted with the Lower Colorado River Authority to purchase water for municipal purposes until November 30, 2051 and water for irrigation purposes until February 21, 2033.

**11. ECONOMIC DEPENDENCY**

The Participant District is substantially dependent upon one customer for continuing operations.

**12. COMMITMENTS AND CONTINGENCIES**

The developers of the land within the District have incurred costs for construction of facilities, as well as costs pertaining to the creation and operation of the District. Claims for reimbursement of construction costs and operational advances will be evaluated upon receipt of adequate supporting documentation and proof of contractual obligation. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Texas Commission on Environmental Quality, or from operations. On November 7, 1995, a bond election held within the District approved authorization to issue \$8,850,000 of participant district bonds to fund costs of proposed works, improvements, facilities, plants, equipment, appliances and non-construction costs based upon the District's engineer's report. As of September 30, 2023, the District has issued \$1,935,000 of Unlimited Tax Bonds to reimburse developers.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

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**13. RISK MANAGEMENT**

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from commercial insurance companies and the Texas Municipal League Intergovernmental Risk Pool (TML Pool) to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established Claims Reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

**14. DEFICIT - NET INVESTMENT IN CAPITAL ASSETS**

Net investment in capital assets had a deficit balance of \$9,200,591 at September 30, 2023. This is primarily attributable to capitalized interest, bond proceeds transferred to the General Fund, bond issuance costs and depreciation/amortization expense associated with the District's bond issues.

**REQUIRED  
SUPPLEMENTARY INFORMATION**

**TRAVIS COUNTY**  
**MUNICIPAL UTILITY DISTRICT NO. 4**  
**BUDGETARY COMPARISON SCHEDULE - GENERAL FUND**  
**SEPTEMBER 30, 2023**

	Actual	Original and Final Budget	Variance Positive (Negative)
<b>REVENUES:</b>			
Property taxes, including penalties	\$ 500,610	\$ 708,695	\$ (208,085)
Interest	131,243	18,000	113,243
<b>TOTAL REVENUES</b>	<u>631,853</u>	<u>726,695</u>	<u>(94,842)</u>
<b>EXPENDITURES:</b>			
Current:			
Repairs/maintenance	39,742	48,000	8,258
Operations/management fees	5,107	5,175	68
Legal fees	62,600	57,600	(5,000)
Audit fees	11,875	12,000	125
Accounting fees	19,200	19,200	-
Other consulting fees	1,088	1,000	(88)
Insurance	400	1,500	1,100
Tax appraisal/collection	3,098	2,800	(298)
Other	4,190	7,000	2,810
<b>TOTAL EXPENDITURES</b>	<u>147,300</u>	<u>154,275</u>	<u>6,975</u>
Excess / (deficiency) of revenues over expenditures	<u>484,553</u>	<u>572,420</u>	<u>(87,867)</u>
<b>OTHER FINANCING USES -</b>			
Operating transfer	(392,500)	-	(392,500)
<b>TOTAL OTHER FINANCING USES</b>	<u>(392,500)</u>	<u>-</u>	<u>(392,500)</u>
<b>NET CHANGE IN FUND BALANCE</b>	92,053	<u>\$ 572,420</u>	<u>\$ (480,367)</u>
<b>FUND BALANCE :</b>			
Beginning of the year	1,956,505		
End of the year	<u>\$ 2,048,558</u>		

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL  
FUNDS BALANCE SHEET -  
SPECIAL REVENUE FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b><u>ASSETS</u></b>			
Cash and cash equivalents -			
Cash	\$ 389,095	\$ -	\$ 389,095
Cash equivalents	558,429	15,259	573,688
Receivables -			
Water, wastewater and water quality fees, net of allowance for doubtful accounts of \$ -0-	1,282,170	-	1,282,170
Property tax revenues, including penalties	-	368,564	368,564
Interfund	2,476,461	379,558	2,856,019
Prepaid Lease/Deferred Rent	16,000	-	16,000
Other	34,422	-	34,422
<b>TOTAL ASSETS</b>	<b>\$ 4,756,577</b>	<b>\$ 763,381</b>	<b>\$ 5,519,958</b>
<b><u>LIABILITIES</u></b>			
Accounts payable	\$ 897,488	\$ -	\$ 897,488
Retainage payable	66,473	-	66,473
Refundable deposits	553,763	-	553,763
Interfund payable	6,767	1,255,225	1,261,992
Intergovernmental payable	539,368	-	539,368
<b>TOTAL LIABILITIES</b>	<b>2,063,859</b>	<b>1,255,225</b>	<b>3,319,084</b>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>			
Property taxes	-	368,564	368,564
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>-</b>	<b>368,564</b>	<b>368,564</b>
<b><u>FUND BALANCE</u></b>			
Restricted for Contracted Master District expenditures	(533,706)	(860,408)	(1,394,114)
Assigned for 2024 budget deficit	3,226,424	-	3,226,424
<b>TOTAL FUND BALANCE</b>	<b>2,692,718</b>	<b>(860,408)</b>	<b>1,832,310</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b>\$ 4,756,577</b>	<b>\$ 763,381</b>	<b>\$ 5,519,958</b>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
SPECIAL REVENUE FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b>REVENUES -</b>			
Water, wastewater, and water quality fees, including penalties	\$ 4,579,326	\$ -	\$ 4,579,326
Tap connection fees	21,000	-	21,000
Property tax revenues, including penalties	-	554,474	554,474
Interest	32,457	7,306	39,763
Miscellaneous	26,136	-	26,136
<b>TOTAL REVENUES</b>	<b>4,658,919</b>	<b>561,780</b>	<b>5,220,699</b>
<b>EXPENDITURES -</b>			
Current -			
Contracted Master District services	-	500,635	500,635
Water purchases	599,215	-	599,215
Repairs and maintenance	1,242,455	-	1,242,455
Operations/management	461,057	-	461,057
Utilities and telephone	1,018,550	-	1,018,550
Sludge hauling	203,531	-	203,531
Chemicals and lab fees	240,943	-	240,943
Permit fees	2,700	-	2,700
Security services	16,584	-	16,584
Landscape services	247,040	-	247,040
Director fees, including payroll taxes	10,036	-	10,036
Legal fees	52,638	-	52,638
Engineering fees	399,148	-	399,148
Accounting fees	80,400	-	80,400
Audit fees	17,125	-	17,125
Tax appraisal/collection fees	-	3,431	3,431
Other consulting fees	34,680	1,205	35,885
Insurance	95,974	-	95,974
Miscellaneous	43,487	-	43,487
Capital outlay	1,806,033	-	1,806,033
<b>TOTAL EXPENDITURES</b>	<b>6,571,596</b>	<b>505,271</b>	<b>7,076,867</b>
Excess/(deficiency) of revenues over expenditures	(1,912,677)	56,509	(1,856,168)
<b>OTHER FINANCING SOURCES/(USES) -</b>			
Intergovernmental contributions	(1,027,822)	-	(1,027,822)
Operating Transfer	959,321	300,000	1,259,321
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(68,501)</b>	<b>300,000</b>	<b>231,499</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(1,981,178)</b>	<b>356,509</b>	<b>(1,624,669)</b>
<b>FUND BALANCE -</b>			
Beginning of Year	4,673,896	(1,216,917)	3,456,979
End of year	\$ 2,692,718	\$ (860,408)	\$ 1,832,310

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING BUDGETARY COMPARISON SCHEDULE -  
SPECIAL REVENUE FUND  
SEPTEMBER 30, 2023**

	Master District		Variance Favorable (Unfavorable)
	Actual	Budget	
<b>REVENUES -</b>			
Water, wastewater, and water quality fees, including penalties	\$ 4,579,326	\$ 4,197,000	\$ 382,326
Tap connection fees	21,000	42,000	(21,000)
Property tax revenues, including penalties	-	-	-
Interest	32,457	12,000	20,457
Miscellaneous	26,136	23,760	2,376
<b>TOTAL REVENUES</b>	<u>4,658,919</u>	<u>4,274,760</u>	<u>384,159</u>
<b>EXPENDITURES -</b>			
Current -			
Contracted Master District services	-	-	-
Water purchases	599,215	574,912	(24,303)
Repairs and maintenance	1,242,455	1,007,000	(235,455)
Operations/management	461,057	470,262	9,205
Utilities and telephone	1,018,550	820,360	(198,190)
Sludge hauling	203,531	129,000	(74,531)
Chemicals and lab fees	240,943	210,600	(30,343)
Lease expenditures	-	192,000	192,000
Permit fees	2,700	7,750	5,050
Security services	16,584	16,584	-
Landscape services	247,040	246,000	(1,040)
Director fees	10,036	11,250	1,214
Legal fees	52,638	66,000	13,362
Engineering fees	399,148	465,000	65,852
Accounting fees	80,400	80,400	-
Audit fees	17,125	18,000	875
Tax appraisal/collection fees	-	-	-
Other consulting fees	34,680	25,000	(9,680)
Insurance	95,974	78,500	(17,474)
Miscellaneous	43,487	30,900	(12,587)
Capital outlay	1,806,033	3,735,000	1,928,967
<b>TOTAL EXPENDITURES</b>	<u>6,571,596</u>	<u>8,184,518</u>	<u>1,612,922</u>
Excess/(deficiency) of revenues over expenditures	<u>(1,912,677)</u>	<u>(3,909,758)</u>	<u>1,997,081</u>
<b>OTHER FINANCING USES -</b>			
Intergovernmental contributions	(1,027,822)	-	(1,027,822)
Operating Transfer	959,321	-	959,321
<b>TOTAL OTHER FINANCING USES</b>	<u>(68,501)</u>	<u>-</u>	<u>(68,501)</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>(1,981,178)</u>	<u>\$ (3,909,758)</u>	<u>\$ 1,928,580</u>
Fund balance, beginning of year	<u>4,673,896</u>		
<b>Fund balance, end of year</b>	<u>\$ 2,692,718</u>		

Participating District			Total		
Actual	Budget	Variance Favorable (Unfavorable)	Actual	Budget	Variance Favorable (Unfavorable)
\$ -	\$ -	\$ -	\$ 4,579,326	\$ 4,197,000	\$ 382,326
-	-	-	21,000	42,000	(21,000)
554,474	-	554,474	554,474	-	554,474
7,306	-	7,306	39,763	12,000	27,763
-	-	-	26,136	23,760	2,376
<u>561,780</u>	<u>-</u>	<u>561,780</u>	<u>5,220,699</u>	<u>4,274,760</u>	<u>945,939</u>
500,635	-	(500,635)	500,635	-	(500,635)
-	-	-	599,215	574,912	(24,303)
-	-	-	1,242,455	1,007,000	(235,455)
-	-	-	461,057	470,262	9,205
-	-	-	1,018,550	820,360	(198,190)
-	-	-	203,531	129,000	(74,531)
-	-	-	240,943	210,600	(30,343)
-	-	-	-	192,000	192,000
-	-	-	2,700	7,750	5,050
-	-	-	16,584	16,584	-
-	-	-	247,040	246,000	(1,040)
-	-	-	10,036	11,250	1,214
-	-	-	52,638	66,000	13,362
-	-	-	399,148	465,000	65,852
-	-	-	80,400	80,400	-
-	-	-	17,125	18,000	875
3,431	-	(3,431)	3,431	-	(3,431)
1,205	-	(1,205)	35,885	25,000	(10,885)
-	-	-	95,974	78,500	(17,474)
-	-	-	43,487	30,900	(12,587)
-	-	-	1,806,033	3,735,000	1,928,967
<u>505,271</u>	<u>-</u>	<u>(505,271)</u>	<u>7,076,867</u>	<u>8,184,518</u>	<u>1,107,651</u>
56,509	-	56,509	(1,856,168)	(3,909,758)	2,053,590
-	-	-	(1,027,822)	-	(1,027,822)
300,000	-	300,000	1,259,321	-	1,259,321
<u>300,000</u>	<u>-</u>	<u>300,000</u>	<u>231,499</u>	<u>-</u>	<u>231,499</u>
356,509	<u>\$ -</u>	<u>\$ 356,509</u>	(1,624,669)	<u>\$ (3,909,758)</u>	<u>\$ 2,285,089</u>
(1,216,917)			<u>3,456,979</u>		
<u>\$ (860,408)</u>			<u>\$ 1,832,310</u>		

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL  
FUNDS BALANCE SHEET -  
DEBT SERVICE FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b><u>ASSETS</u></b>			
Cash and cash equivalents -			
Cash	\$ -	\$ -	\$ -
Cash equivalents	4,854,441	32,973	4,887,414
Investments	2,658,426	-	2,658,426
Receivables -			
Property tax revenues, including penalties	-	73,853	73,853
Interfund	6,317	-	6,317
<b>TOTAL ASSETS</b>	<b>\$ 7,519,184</b>	<b>\$ 106,826</b>	<b>\$ 7,626,010</b>
<b><u>LIABILITIES</u></b>			
Interfund payable	\$ 413	\$ 2,140	\$ 2,553
<b>TOTAL LIABILITIES</b>	<b>413</b>	<b>2,140</b>	<b>2,553</b>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>			
Property taxes	-	73,853	73,853
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>-</b>	<b>73,853</b>	<b>73,853</b>
<b><u>FUND BALANCE</u></b>			
Restricted for debt service	7,518,771	30,833	7,549,604
<b>TOTAL FUND BALANCE</b>	<b>7,518,771</b>	<b>30,833</b>	<b>7,549,604</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b>\$ 7,519,184</b>	<b>\$ 106,826</b>	<b>\$ 7,626,010</b>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
DEBT SERVICE FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b>REVENUES -</b>			
Property tax revenues, including penalties	\$ -	\$ 85,547	\$ 85,547
Interest	313,399	3,645	317,044
<b>TOTAL REVENUES</b>	<u>313,399</u>	<u>89,192</u>	<u>402,591</u>
<b>EXPENDITURES -</b>			
Current -			
Tax appraisal/collection fees	-	529	529
Other consulting fees	-	186	186
Debt service -			
Bond principal	2,755,000	145,000	2,900,000
Bond interest	2,458,015	13,425	2,471,440
Fiscal agent fees and other	5,700	400	6,100
Miscellaneous	1,000	-	1,000
<b>TOTAL EXPENDITURES</b>	<u>5,219,715</u>	<u>159,540</u>	<u>5,379,255</u>
Excess/(deficiency) of revenues over expenditures	<u>(4,906,316)</u>	<u>(70,348)</u>	<u>(4,976,664)</u>
<b>OTHER FINANCING SOURCES / (USES) -</b>			
Operating transfer	-	92,500	92,500
Intergovernmental contributions	7,280,000	-	7,280,000
<b>TOTAL OTHER FINANCING SOURCES / (USES)</b>	<u>7,280,000</u>	<u>92,500</u>	<u>7,372,500</u>
<b>NET CHANGE IN FUND BALANCES</b>	2,373,684	22,152	2,395,836
<b>FUND BALANCE -</b>			
Beginning of year	<u>5,145,087</u>	<u>8,681</u>	<u>5,153,768</u>
End of year	<u>\$ 7,518,771</u>	<u>\$ 30,833</u>	<u>\$ 7,549,604</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL  
FUNDS BALANCE SHEET -  
CAPITAL PROJECTS FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b><u>ASSETS</u></b>			
Cash and cash equivalents -			
Cash	\$ -	\$ -	\$ -
Cash equivalents	2,268,419	-	2,268,419
Receivables -			
Interfund	413	-	413
<b>TOTAL ASSETS</b>	<b>\$ 2,268,832</b>	<b>\$ -</b>	<b>\$ 2,268,832</b>
<b><u>LIABILITIES</u></b>			
Interfund payable	\$ 742,241	\$ -	\$ 742,241
<b>TOTAL LIABILITIES</b>	<b>742,241</b>	<b>-</b>	<b>742,241</b>
<b><u>FUND BALANCE</u></b>			
Restricted for authorized construction	1,526,591	-	1,526,591
<b>TOTAL FUND BALANCE</b>	<b>1,526,591</b>	<b>-</b>	<b>1,526,591</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 2,268,832</b>	<b>\$ -</b>	<b>\$ 2,268,832</b>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
COMBINING GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
CAPITAL PROJECTS FUND  
SEPTEMBER 30, 2023**

	Master District	Participating District	Total
<b>REVENUES -</b>			
Interest	\$ 134,937	\$ -	\$ 134,937
<b>TOTAL REVENUES</b>	<u>134,937</u>	<u>-</u>	<u>134,937</u>
Excess/(deficiency) of revenues over expenditures	<u>134,937</u>	<u>-</u>	<u>134,937</u>
<b>OTHER FINANCING USE -</b>			
Operating transfer	(959,321)	-	(959,321)
<b>TOTAL OTHER FINANCING USES</b>	<u>(959,321)</u>	<u>-</u>	<u>(959,321)</u>
<b>NET CHANGE IN FUND BALANCES</b>	(824,384)	-	(824,384)
<b>FUND BALANCE -</b>			
Beginning of year	<u>2,350,975</u>	<u>-</u>	<u>2,350,975</u>
End of year	<u>\$ 1,526,591</u>	<u>\$ -</u>	<u>\$ 1,526,591</u>

**TEXAS**  
**SUPPLEMENTARY INFORMATION**

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-1. SERVICES AND RATES  
SEPTEMBER 30, 2023**

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

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

**2. Retail Service Providers**

**a. Retail Rates Based on 5/8" Meter (or equivalent):**

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1000 Gallons Over Minimum</u>	<u>Usage Levels</u>
WATER:	\$ 20.00	2,000	N	\$ 2.70	2,001 to 20,000
				\$ 3.00	20,001 to 50,000
				\$ 3.25	50,001 to 100,000
				\$ 3.75	100,001 to 150,000
				\$ 4.50	150,001 to unlimited
WASTEWATER:	\$ 36.00	2,000	N	\$ 2.90	2,001 to Winter Average
SURCHARGE:	\$ -	-	-	\$ -	

District employs winter averaging for wastewater usage? Yes  No

Total charges per 10,000 gallons usage: Water \$ 41.60 Wastewater \$ 59.20

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

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC's</u>
Unmetered	1.0	1.0	1.0	1.0
≤ 3/4"	45.0	45.0	1.0	45.0
1"	1.0	1.0	2.5	2.5
1 1/2"	6.0	6.0	5.0	30.0
2"	9.0	9.0	8.0	72.0
3"	5.0	5.0	15.0	75.0
4"	0.0	0.0	25.0	0.0
6"	6.0	6.0	50.0	300.0
8"	1.0	1.0	80.0	80.0
10"	0.0	0.0	115.0	0.0
Total Water	74.0	74.0		605.5
Total Wastewater	50.0	50.0	1.0	50.0

**3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):**

Gallons pumped into system: 1,052,418  
Gallons billed to customers: 966,073

<b>Water Accountability Ratio</b> (Gallons billed / Gallons Pumped) 91.8%
---

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

Does the District assess standby fees? Yes  No

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

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

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

**5. Location of District**

County(ies) in which district is located: Travis

Is the District located entirely within one county? Yes  No

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

City(ies) in which district is located: N/A

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

Entirely  Partly  Not at all

ETJ's in which district is located: Austin

Are Board members appointed by an office outside the district?

Yes  No

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

<sup>(1)</sup> District services provided by Travis County M.U.D. No. 4 (Master District).

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-2. GENERAL FUND EXPENDITURES  
SEPTEMBER 30, 2023**

Personnel Expenditures (including benefits)	\$	-
Professional Fees:		
Auditing		11,875
Legal		62,600
Engineering		-
Financial Advisor		-
Purchased Services For Resale:		
Bulk Water and Wastewater Purchases		-
Contracted Services:		
Bookkeeping		19,200
General Manager		5,107
Appraisal District		2,770
Tax Collector		328
Other Contracted Services		1,088
Utilities		-
Repairs and Maintenance		39,742
Administrative Expenditures:		
Directors' Fees		-
Office Supplies		-
Insurance		400
Other Administrative Expenditures		-
Capital Outlay:		
Capitalized Assets		-
Expenditures not Capitalized		-
Tap Connection Expenditures		-
Solid Waste Disposal		-
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		4,190
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>147,300</b>

Number of persons employed by the District:

Full-Time

Part-Time

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-3. TEMPORARY INVESTMENTS  
SEPTEMBER 30, 2023**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<b>General Fund -</b>					
Money Market Account	XXX2695	Varies	N/A	\$ 559	\$ -
State Investment Pool	XXX0004	Varies	N/A	2,908,558	-
Total				<u>2,909,117</u>	-
<b>Special Revenue Fund -</b>					
State Investment Pool	XXX0001	Varies	N/A	331,788	-
Money Market Account	XXX2709	Varies	N/A	226,641	-
State Investment Pool	XXX0006	Varies	N/A	15,259	-
Total				<u>573,688</u>	-
<b>Debt Service Fund -</b>					
U. S. Government Money Market	XXX337.1	Varies	N/A	12,860	-
State Investment Pool	XXX0002	Varies	N/A	4,854,441	-
U. S. Government Money Market	XXX337.2	Varies	N/A	2,645,566	-
State Investment Pool	XXX0005	Varies	N/A	32,973	-
Total				<u>7,545,840</u>	-
<b>Capital Projects Fund -</b>					
State Investment Pool	XXX0013	Varies	N/A	704,182	-
State Investment Pool	XXX0014	Varies	N/A	587,300	-
State Investment Pool	XXX0015	Varies	N/A	307,671	-
State Investment Pool	XXX0016	Varies	N/A	669,266	-
Total				<u>2,268,419</u>	-
Total - All Funds				<u>\$ 13,297,064</u>	<u>\$ -</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-4. TAXES LEVIED AND RECEIVABLE  
SEPTEMBER 30, 2023**

	<u>Maintenance Taxes</u>	<u>Contract Taxes</u>	<u>Debt Service Taxes</u>	
<b>Taxes Receivable, Beginning of Year</b>	\$ 105,936	\$ 132,137	\$ 37,376	
2022 Original Tax Levy, less abatements	<u>714,062</u>	<u>790,892</u>	<u>122,023</u>	
Total to be accounted for	<u>819,998</u>	<u>923,029</u>	<u>159,399</u>	
Tax collections:				
Current year	500,602	554,465	85,546	
Prior years	-	-	-	
Total collections	<u>500,602</u>	<u>554,465</u>	<u>85,546</u>	
<b>Taxes Receivable, End of Year</b>	<u>\$ 319,396</u>	<u>\$ 368,564</u>	<u>\$ 73,853</u>	
<b>Taxes Receivable, By Years</b>				
2021 and before	\$ 105,936	\$ 132,137	\$ 37,376	
2022	<u>213,460</u>	<u>236,427</u>	<u>36,477</u>	
<b>Taxes Receivable, End of Year</b>	<u>\$ 319,396</u>	<u>\$ 368,564</u>	<u>\$ 73,853</u>	
<b>Property Valuations:</b>	<u>2022</u> (a)	<u>2021</u> (a)	<u>2020</u> (a)	<u>2019</u> (a)
Land and improvements	\$ 225,968,941	\$ 138,408,723	\$ 132,086,101	\$ 122,724,876
Personal Property	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total Property Valuations</b>	<u>\$ 225,968,941</u>	<u>\$ 138,408,723</u>	<u>\$ 132,086,101</u>	<u>\$ 122,724,876</u>
<b>Tax Rates per \$100 Valuation:</b>				
Maintenance tax rates	\$ 0.3160	\$ 0.2806	\$ 0.2596	\$ 0.2641
Contract tax rates	0.3500	0.3500	0.3500	0.3500
Debt Service tax rates	<u>0.0540</u>	<u>0.0990</u>	<u>0.1200</u>	<u>0.1155</u>
<b>Total Tax Rates per \$100 Valuation:</b>	<u>\$ 0.7200</u>	<u>\$ 0.7296</u>	<u>\$ 0.7296</u>	<u>\$ 0.7296</u>
<b>Adjusted Tax Levy</b>	<u>\$ 1,626,977</u>	<u>\$ 1,009,831</u>	<u>\$ 963,700</u>	<u>\$ 895,432</u>
<b>Percent of Taxes Collected to Taxes Levied *</b>	<u>70.11%</u>	<u>72.72%</u>	<u>100.00%</u>	<u>100.00%</u>
<b>Maximum Maintenance Tax Rate Approved by Voters:</b>	<u>\$ 1.00 on 11/7/1995.</u>			

\*Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEAR  
SEPTEMBER 30, 2023**

Fiscal Year Ending	(Participant District)			(Master District)			(Master District)			(Master District)		
	Unlimited Refunding Tax Bonds, SR 2007			Unlimited Contract Tax Refunding Bonds, SR 2016			Unlimited Contract Tax Bonds, SR 2016A			Unlimited Contract Tax Refunding Bonds, SR 2017		
	Principal Due 09/01	Interest Due 03/01;09/01	Total	Principal Due 09/01	Interest Due 03/01;09/01	Total	Principal Due 09/01	Interest Due 03/01;09/01	Total	Principal Due 09/01	Interest Due 03/01;09/01	Total
2024	\$ 150,000	\$ 6,900	\$ 156,900	\$ 255,000	\$ 360,800	\$ 615,800	\$ 525,000	\$ 314,488	\$ 839,488	\$ 15,000	\$ 211,290	\$ 226,290
2025	-	-	-	265,000	350,600	615,600	550,000	303,988	853,988	15,000	210,690	225,690
2026	-	-	-	265,000	340,000	605,000	575,000	292,988	867,988	15,000	210,090	225,090
2027	-	-	-	235,000	329,400	564,400	600,000	281,488	881,488	20,000	209,490	229,490
2028	-	-	-	5,000	320,000	325,000	5,000	269,488	274,488	20,000	208,690	228,690
2029	-	-	-	5,000	319,800	324,800	5,000	269,363	274,363	20,000	207,890	227,890
2030	-	-	-	5,000	319,600	324,600	5,000	269,238	274,238	20,000	207,090	227,090
2031	-	-	-	35,000	319,400	354,400	625,000	269,113	894,113	20,000	206,290	226,290
2032	-	-	-	730,000	318,000	1,048,000	650,000	253,488	903,488	20,000	205,490	225,490
2033	-	-	-	1,600,000	288,800	1,888,800	675,000	235,613	910,613	20,000	204,690	224,690
2034	-	-	-	2,755,000	224,800	2,979,800	700,000	217,050	917,050	25,000	203,890	228,890
2035	-	-	-	2,865,000	114,600	2,979,600	725,000	196,050	921,050	25,000	202,890	227,890
2036	-	-	-	-	-	-	750,000	174,300	924,300	2,680,000	201,890	2,881,890
2037	-	-	-	-	-	-	775,000	151,800	926,800	2,785,000	94,690	2,879,690
2038	-	-	-	-	-	-	1,150,000	128,550	1,278,550	-	-	-
2039	-	-	-	-	-	-	1,375,000	94,050	1,469,050	-	-	-
2040	-	-	-	-	-	-	1,760,000	52,800	1,812,800	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-
	<u>\$ 150,000</u>	<u>\$ 6,900</u>	<u>\$ 156,900</u>	<u>\$ 9,020,000</u>	<u>\$ 3,605,800</u>	<u>\$ 12,625,800</u>	<u>\$ 11,450,000</u>	<u>\$ 3,773,855</u>	<u>\$ 15,223,855</u>	<u>\$ 5,700,000</u>	<u>\$ 2,785,060</u>	<u>\$ 8,485,060</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEAR  
SEPTEMBER 30, 2023**

Fiscal Year Ending	(Master District) Unlimited Contract Tax Bonds, SR 2017A			(Master District) Unlimited Contract Tax Bonds, SR 2019			(Master District) Unlimited Contract Tax Refunding Bonds, SR 2019A			(Master District) Unlimited Contract Tax Refunding Bonds, SR 2020		
	Principal Due	Interest Due	Total	Principal Due	Interest Due	Total	Principal Due	Interest Due	Total	Principal Due	Interest Due	Total
	09/01	03/01;09/01		09/01	03/01;09/01		09/01	03/01;09/01		09/01	03/01;09/01	
2024	\$ 595,000	\$ 439,363	\$ 1,034,363	\$ 10,000	\$ 295,500	\$ 305,500	\$ 1,375,000	\$ 411,200	\$ 1,786,200	\$ 45,000	\$ 123,675	\$ 168,675
2025	615,000	427,463	1,042,463	10,000	295,000	305,000	1,410,000	369,950	1,779,950	45,000	121,875	166,875
2026	635,000	409,013	1,044,013	10,000	294,500	304,500	1,465,000	327,650	1,792,650	45,000	120,075	165,075
2027	655,000	389,963	1,044,963	10,000	294,000	304,000	1,565,000	269,050	1,834,050	45,000	118,275	163,275
2028	675,000	370,313	1,045,313	10,000	293,500	303,500	1,465,000	206,450	1,671,450	460,000	116,475	576,475
2029	695,000	350,063	1,045,063	25,000	293,000	318,000	1,225,000	147,850	1,372,850	850,000	102,675	952,675
2030	720,000	329,213	1,049,213	25,000	291,750	316,750	1,275,000	98,850	1,373,850	485,000	77,175	562,175
2031	745,000	307,613	1,052,613	25,000	290,750	315,750	1,340,000	60,600	1,400,600	965,000	66,262	1,031,262
2032	770,000	285,263	1,055,263	25,000	289,750	314,750	680,000	20,400	700,400	990,000	44,550	1,034,550
2033	795,000	262,163	1,057,163	25,000	288,750	313,750	-	-	-	990,000	22,275	1,012,275
2034	820,000	238,313	1,058,313	25,000	287,750	312,750	-	-	-	-	-	-
2035	845,000	213,713	1,058,713	25,000	286,844	311,844	-	-	-	-	-	-
2036	875,000	187,306	1,062,306	15,000	285,938	300,938	-	-	-	-	-	-
2037	900,000	159,963	1,059,963	5,000	285,394	290,394	-	-	-	-	-	-
2038	930,000	130,713	1,060,713	5,000	285,213	290,213	-	-	-	-	-	-
2039	960,000	100,488	1,060,488	25,000	285,031	310,031	-	-	-	-	-	-
2040	990,000	69,288	1,059,288	1,800,000	284,125	2,084,125	-	-	-	-	-	-
2041	1,025,000	35,875	1,060,875	1,900,000	218,875	2,118,875	-	-	-	-	-	-
2042	-	-	-	2,000,000	150,000	2,150,000	-	-	-	-	-	-
2043	-	-	-	2,000,000	75,000	2,075,000	-	-	-	-	-	-
	<u>\$ 14,245,000</u>	<u>\$ 4,706,089</u>	<u>\$ 18,951,089</u>	<u>\$ 7,975,000</u>	<u>\$ 5,370,670</u>	<u>\$ 13,345,670</u>	<u>\$ 11,800,000</u>	<u>\$ 1,912,000</u>	<u>\$ 13,712,000</u>	<u>\$ 4,920,000</u>	<u>\$ 913,312</u>	<u>\$ 5,833,312</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEAR  
SEPTEMBER 30, 2023**

Fiscal Year Ending	(Master District)			Annual Requirements for all Series		
	Unlimited Contract Tax Refunding Bonds, SR 2021					
	Principal Due 09/01	Interest Due 03/01;09/01	Total	Principal	Interest	Total
2024	\$ 65,000	\$ 226,100	\$ 291,100	\$ 3,035,000	\$ 2,389,316	\$ 5,424,316
2025	70,000	223,500	293,500	2,980,000	2,303,066	5,283,066
2026	70,000	220,700	290,700	3,080,000	2,215,016	5,295,016
2027	85,000	217,900	302,900	3,215,000	2,109,566	5,324,566
2028	825,000	214,500	1,039,500	3,465,000	1,999,416	5,464,416
2029	865,000	181,500	1,046,500	3,690,000	1,872,141	5,562,141
2030	950,000	146,900	1,096,900	3,485,000	1,739,816	5,224,816
2031	65,000	108,900	173,900	3,820,000	1,628,928	5,448,928
2032	65,000	107,600	172,600	3,930,000	1,524,541	5,454,541
2033	65,000	106,300	171,300	4,170,000	1,408,591	5,578,591
2034	110,000	105,000	215,000	4,435,000	1,276,803	5,711,803
2035	110,000	102,800	212,800	4,595,000	1,116,897	5,711,897
2036	110,000	100,600	210,600	4,430,000	950,034	5,380,034
2037	110,000	98,400	208,400	4,575,000	790,247	5,365,247
2038	2,405,000	96,200	2,501,200	4,490,000	640,676	5,130,676
2039	2,405,000	48,100	2,453,100	4,765,000	527,669	5,292,669
2040	-	-	-	4,550,000	406,213	4,956,213
2041	-	-	-	2,925,000	254,750	3,179,750
2042	-	-	-	2,000,000	150,000	2,150,000
2043	-	-	-	2,000,000	75,000	2,075,000
	<u>\$ 8,375,000</u>	<u>\$ 2,305,000</u>	<u>\$ 10,680,000</u>	<u>\$ 73,635,000</u>	<u>\$ 25,378,686</u>	<u>\$ 99,013,686</u>

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-6. CHANGES IN LONG-TERM BONDED DEBT  
SEPTEMBER 30, 2023**

	(Participant) Series 2007	(Master) Series 2016	(Master) Series 2016A	(Master) Series 2017	(Master) Series 2017A	(Master) Series 2019	(Master) Series 2019A	(Master) Series 2020	(Master) Series 2021	Totals
Interest Rate	4.45% - 4.60%	4.00%	2.00% - 3.00%	3.40% - 4.00%	2.00% - 3.50%	3.625% - 5.00%	2.00% - 4.00%	2.25% - 4.00%	2.00% - 4.00%	
Dates Interest Payable	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	3/1;9/1	
Maturity Dates	09/01/2024	09/01/2035	09/01/2040	09/01/2037	09/01/2041	09/01/2043	09/01/2032	09/01/2033	09/01/2039	
Bond Outstanding at Beginning of Current Fiscal Year	\$ 295,000	\$ 9,285,000	\$ 11,950,000	\$ 5,715,000	\$ 14,820,000	\$ 7,980,000	\$ 13,115,000	\$ 4,960,000	\$ 8,415,000	\$ 76,535,000
Bonds Sold During the Current Fiscal Year	-	-	-	-	-	-	-	-	-	-
Retirements During the Current Fiscal Year: Refunded	-	-	-	-	-	-	-	-	-	-
Principal	(145,000)	(265,000)	(500,000)	(15,000)	(575,000)	(5,000)	(1,315,000)	(40,000)	(40,000)	(2,900,000)
Bonds Outstanding at End of Current Fiscal Year	\$ 150,000	\$ 9,020,000	\$ 11,450,000	\$ 5,700,000	\$ 14,245,000	\$ 7,975,000	\$ 11,800,000	\$ 4,920,000	\$ 8,375,000	\$ 73,635,000
Interest Paid During the Current Fiscal Year	\$ 13,425	\$ 371,400	\$ 324,488	\$ 211,890	\$ 450,862	\$ 295,750	\$ 450,650	\$ 125,275	\$ 227,700	\$ 2,471,440
Paying Agent's Name & City:	<u>UMB Bank</u> <u>Austin, Texas</u>									
Bond Authority:	Master District Bonds	Tax Bonds *	Other Bonds	Refunding Bonds						
Amount Authorized by Voters	N/A	\$ 8,850,000	\$ -	N/A						
Amount Issued	\$ 103,645,000	1,935,000	-	\$ 87,080,000						
Remaining To Be Issued	N/A	\$ 6,915,000	\$ -	N/A						

\* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

Debt Service Fund Cash and Temporary Investments balances as of September 30, 2023:	\$ 7,545,840
Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt:	\$ 4,950,684

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**  
**TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS**  
**SEPTEMBER 30, 2023**

	Amounts				
	2023	2022	2021	2020	2019
<b>GENERAL FUND REVENUES -</b>					
Property taxes, including penalties	\$ 500,610	\$ 189,140	\$ 393,259	\$ 324,167	\$ 178,280
Interest and other	131,243	20,843	1,151	17,690	42,039
<b>TOTAL GENERAL FUND REVENUES</b>	<b>631,853</b>	<b>209,983</b>	<b>394,410</b>	<b>341,857</b>	<b>220,319</b>
<b>GENERAL FUND EXPENDITURES -</b>					
Current -					
Repairs/maintenance	39,742	17,691	78,492	27,996	115,382
Inspections	-	-	-	-	5,175
Operations/management fees	5,107	4,765	4,759	4,759	4,522
Legal fees	62,600	54,199	44,429	38,286	42,568
Audit fees	11,875	11,625	11,125	10,875	11,325
Accounting fees	19,200	18,700	18,000	18,000	18,000
Tax appraisal/collection	3,098	2,002	2,103	1,729	1,031
Other consulting fees	1,088	954	882	876	690
Insurance	400	400	400	400	400
Miscellaneous	4,190	2,156	196	34	33
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>147,300</b>	<b>112,492</b>	<b>160,386</b>	<b>102,955</b>	<b>199,126</b>
<b>EXCESS (DEFICIENCY) OF GENERAL FUND REVENUES OVER EXPENDITURES</b>	<b>\$ 484,553</b>	<b>\$ 97,491</b>	<b>\$ 234,024</b>	<b>\$ 238,902</b>	<b>\$ 21,193</b>
<b>DEBT SERVICE FUND REVENUES -</b>					
Bond proceeds	\$ -	\$ -	\$ -	\$ -	\$ 61,034
Proceeds from refunding issue, including bond premium	-	-	8,945,857	20,163,809	-
Intergovernmental contributions	7,280,000	5,879,700	5,408,000	5,293,893	5,036,460
Operating transfer	92,500	-	-	-	-
Property taxes, including penalties	85,547	57,590	181,784	141,769	124,382
Interest	317,044	43,698	1,454	42,108	130,804
<b>TOTAL DEBT SERVICE FUND REVENUES &amp; OTHER FINANCING SOURCES</b>	<b>7,775,091</b>	<b>5,980,988</b>	<b>14,537,095</b>	<b>25,641,579</b>	<b>5,352,680</b>
<b>DEBT SERVICE FUND EXPENDITURES -</b>					
Bond interest	2,471,440	2,544,898	2,593,689	2,693,602	2,738,787
Bond principal	2,900,000	2,860,000	2,830,000	2,930,000	2,750,000
Bond principal - payments to escrow agent	-	-	8,601,381	19,317,930	-
Capital outlay - bond issue costs	-	-	343,242	831,651	9,500
Fiscal agent fees and other	7,815	12,243	10,580	10,439	15,000
<b>TOTAL DEBT SERVICE FUND EXPENDITURES &amp; OTHER FINANCING USES</b>	<b>5,379,255</b>	<b>5,417,141</b>	<b>14,378,892</b>	<b>25,783,622</b>	<b>5,513,287</b>
<b>EXCESS (DEFICIENCY) OF DEBT SERVICE FUND REVENUES &amp; OTHER FINANCING SOURCES OVER EXPENDITURES &amp; OTHER FINANCING USES</b>	<b>\$ 2,395,836</b>	<b>\$ 563,847</b>	<b>\$ 158,203</b>	<b>\$ (142,043)</b>	<b>\$ (160,607)</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>74</b>	<b>79</b>	<b>61</b>	<b>60</b>	<b>60</b>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>50</b>	<b>45</b>	<b>189</b>	<b>188</b>	<b>188</b>

Percent of Fund Total Revenues				
2023	2022	2021	2020	2019
79.2%	90.1%	99.7%	94.8%	80.9%
20.8%	9.9%	0.3%	5.2%	19.1%
100%	100%	100%	100%	100%
6.3%	8.4%	19.9%	8.2%	52.4%
-	-	-	-	2.3%
0.8%	2.3%	1.2%	1.4%	2.1%
9.9%	25.8%	11.3%	11.2%	19.3%
1.9%	5.5%	2.8%	3.2%	5.1%
3.0%	8.9%	4.6%	5.3%	8.2%
0.5%	1.0%	0.5%	0.5%	0.5%
0.2%	0.5%	0.2%	0.3%	0.3%
0.1%	0.2%	0.1%	0.1%	0.2%
0.6%	1.0%	-	-	-
23.3%	53.6%	40.6%	30.2%	90.4%
76.7%	46.4%	59.4%	69.8%	9.6%
-	-	-	-	1.1%
-	-	61.4%	78.5%	-
93.6%	98.3%	37.2%	20.6%	94.1%
1.2%	-	-	-	-
1.1%	1.0%	1.3%	0.6%	2.3%
4.1%	0.7%	0.1%	0.3%	2.5%
100%	100%	100%	100%	100%
31.8%	42.6%	17.8%	10.5%	51.2%
37.3%	47.8%	19.5%	11.4%	51.4%
-	-	59.2%	75.3%	-
-	-	2.4%	3.2%	0.2%
0.1%	0.2%	-	-	0.3%
69.2%	90.6%	98.9%	100.4%	103.1%
30.8%	9.4%	1.1%	(0.4)%	(3.1)%

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
SEPTEMBER 30, 2023**

**Complete District Mailing Address:** 100 Congress Ave., Suite 1300, Austin, TX 78701

**District Business Telephone Number:** (512) 435-2300

**Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):** December 6, 2022

**Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)** \$7,200

<u>Name and Address:</u>	<u>Term of Office (Elected or Appointed) or Date Hired</u>	<u>Fees of Office Paid * 9/30/2023</u>	<u>Expense Reimbursements 9/30/2023</u>	<u>Title at Year End</u>
<b><u>Board Members:</u></b>				
<b>Doug Connolly</b>	(Elected) 11/3/2020 - 11/5/2024	\$ 2,013	\$ 348	President
<b>Bill F. Schneider</b>	(Elected) 11/8/2022 - 11/3/2026	\$ 1,421	\$ -	Vice-President
<b>Wayne Basden</b>	(Elected) 11/3/2020 - 11/5/2024	\$ 2,013	\$ 356	Secretary
<b>H. Edward Padgett, Jr.</b>	(Elected) 11/8/2022 - 11/3/2026	\$ 2,234	\$ -	Treasurer
<b>Paul Brady</b>	(Appointed) 8/10/2021 - 11/5/2024	\$ 1,642	\$ 194	Assistant Secretary/Treasurer
<b><u>Consultants:</u></b>				
<b>Crossroads Utility Services, LLC</b>	3/12/2010	\$ 2,486,753	\$ -	General Manager
<b>Armbrust &amp; Brown PLLC</b>	11/20/1995	\$ 115,510	\$ -	Attorney
<b>Murfee Engineering Co., Inc.</b>	12/01/1998	\$ 791,443	\$ -	Engineer
<b>Bott &amp; Douthitt, PLLC</b>	7/1/2009	\$ 91,300	\$ -	District Accountant
<b>Public Finance Group LLC</b>	4/17/2014	\$ 5,810	\$ -	Financial Advisor
<b>McCall Parkhurst &amp; Horton L.L.P.</b>	11/20/1995	\$ -	\$ -	Bond Counsel
<b>McCall Gibson Swedlund Barfoot PLLC</b>	7/1/2008	\$ 29,000	\$ -	Auditor
<b>Travis County Tax Collector</b>	N/A	\$ 121	\$ -	Tax Collector

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

**OTHER  
SUPPLEMENTARY INFORMATION**

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
OSI-1. PRINCIPAL TAXPAYERS  
SEPTEMBER 30, 2023**

Taxpayer	Type of Property	Tax Roll Year		
		2023	2022	2021
Barton Creek Resort LLC	N/A	\$ 246,553,775	\$ 209,660,647	\$ 124,566,587
Owners Club at Barton Creek L.P.	N/A	10,489,085	10,561,702	9,737,312
Deere Credit Inc	N/A	1,827,408	2,060,257	-
Omni Barton Creek Inc.	N/A	1,483,092	1,577,886	1,731,823
Huntington National Bank	N/A	1,261,588	1,560,948	-
Cellco Partnership	N/A	244,672	128,468	50,614
AT&T Mobility LLC	N/A	185,786	203,059	104,953
Encore Group USA LLC	N/A	165,216	-	-
Stratus Properties Operating	N/A	55,738	55,738	55,738
T-Mobile West Corp.	N/A	52,847	52,847	52,847
Stewart Organization Inc.	N/A	-	37,174	37,174
TCF National Bank	N/A	-	-	1,710,628
Encore Event Technologies Inc.	N/A	-	-	299,402
<b>Total</b>		<b>\$ 262,319,207</b>	<b>\$ 225,898,726</b>	<b>\$ 138,347,078</b>
Percent of Assessed Valuation		<b>99.97%</b>	<b>99.97%</b>	<b>99.96%</b>

Source: Travis County Appraisal District

**TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 4  
OSI-2. ASSESSED VALUE BY CLASSIFICATION  
SEPTEMBER 30, 2023**

Type of Property	Tax Roll Year					
	2023		2022		2021	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 10,149,803	3.8%	\$ 10,222,420	4.5%	\$ 9,398,012	6.8%
Vacant Lot	407,554	0.2%	407,554	0.2%	407,599	0.3%
Commercial	240,116,419	91.5%	203,214,898	89.9%	118,979,431	86.0%
Industrial	6,434,722	2.5%	6,443,115	2.9%	5,584,495	4.0%
Telephone Company	435,291	0.1%	337,434	0.1%	161,861	0.1%
Commercial Personal Property	4,865,025	1.9%	5,343,520	2.4%	3,877,325	2.8%
Totally Exempt Property	27,000	-	27,000	-	4,500	-
Less: Adjustments	(27,000)	-	(27,000)	-	(4,500)	-
<b>Total Taxable</b>	<b>\$ 262,408,814</b>	<b>100.0%</b>	<b>\$ 225,968,941</b>	<b>100%</b>	<b>\$ 138,408,723</b>	<b>100%</b>

Source: Travis County Appraisal District

**APPENDIX C**  
**FORM OF BOND COUNSEL OPINION**

*[An opinion in substantially the following form will be delivered by McCall, Parkhurst & Horton L.L.P., Bond Counsel, upon the delivery of the Bonds, assuming no material changes in facts or law.]*

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4  
UNLIMITED CONTRACT TAX BONDS, SERIES 2024  
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$6,770,000**

**AS BOND COUNSEL FOR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4** (the "Master District") of the bonds described above (the "Bonds"), we have examined into the legality and validity of the Bonds, which bear interest from the dates specified in the text of the Bonds, until maturity or redemption, at the rates and payable on the dates specified in the text of the Bonds all in accordance with the resolution of the Board of Directors of the Master District adopted on September 10, 2024 authorizing the issuance of the Bonds (the "Resolution").

**WE HAVE EXAMINED** the Constitution and laws of the State of Texas, certified copies of the proceedings of the Master District, including the Resolution and other documents authorizing and relating to the issuance of the Bonds; and we have examined various certificates and documents executed by officers and officials of the District upon which certificates and documents we rely as to certain matters stated below. We have also examined one of the executed Bonds (Bond Numbered T-1) and specimens of Bonds to be authenticated and delivered in exchange for the Bonds.

**BASED ON SAID EXAMINATION, IT IS OUR OPINION THAT** the Bonds have been authorized and issued and the Bonds delivered concurrently with this opinion have been duly delivered, and that, assuming due authentication, Bonds issued in exchange therefor will have been duly delivered, in accordance with law, and that said Bonds, except as the enforceability thereof may be limited by laws applicable to the Master District relating to governmental immunity, bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws now or hereafter enacted related to creditors' rights generally or by general principles of equity which permit the exercise of judicial discretion, constitute valid and legally binding, limited and special obligations of the Master District that, together with the Outstanding Contract Bonds, are equally and ratably secured by a trust indenture dated as of April 3, 2012 (the "Indenture") between the Master District and UMB Bank, N.A., as successor trustee to BOKF, NA, (the "Trustee"), pursuant to which the Master District has granted, conveyed, assigned and pledged to the Trustee certain "Pledged Revenues", which include (1) certain pledged contract payments under the Contracts for Financing and Operation of Regional Waste Collection, Treatment and Disposal Facilities, Regional Water Supply and Delivery Facilities and Regional Drainage Including Water Quality Facilities, as dated therein, between the Master District and the various participants (the "Master District Contracts"); (2) all amounts from time to time on



deposit in the debt service fund and reserve fund held by the Trustee pursuant to the Indenture; and (3) all other property which may subsequently be pledged as additional security for the Bonds.

**THE MASTER DISTRICT** reserves the right to issue Additional Contract Bonds; bonds, notes, and other obligations of inferior liens; and such other obligations authorized by law including, bonds payable from contracts with other persons, including private corporations, municipalities, and political subdivisions

**IT IS FURTHER OUR OPINION**, except as discussed below, that the interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of this opinion. We are further of the opinion that the Bonds are not "specified private activity bonds" and that, accordingly, interest on the Bonds will not be included as an individual alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). In expressing the aforementioned opinions, we have relied on certain representations, the accuracy of which we have not independently verified, and assume compliance by the Master District with certain covenants, regarding the use and investment of the proceeds of the Bonds and the use of the property financed therewith. We call your attention to the fact that if such representations are determined to be inaccurate or upon a failure by the Master District to comply with such covenants, interest on the Bonds may become includable in gross income retroactively to the date of issuance of the Bonds.

**EXCEPT AS STATED ABOVE**, we express no opinion as to any other federal, state, or local tax consequences of acquiring, carrying, owning or disposing of the Bonds, including the amount, accrual or receipt of interest on, the Bonds. In particular, but not by way of limitation, we express no opinion with respect to the federal, state or local tax consequences arising from the enactment of any pending or future legislation. Owners of the Bonds should consult their tax advisors regarding the applicability of any collateral tax consequences of owning the Bonds.

**WE CALL YOUR ATTENTION TO THE FACT** that the interest on tax-exempt obligations, such as the Bonds, may be includable in a corporation's adjusted financial statement income for purposes of determining the alternative minimum tax imposed on certain corporations by section 55 of the Code.

**OUR OPINIONS ARE BASED ON EXISTING LAW**, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "Service"); rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon the representations and covenants referenced above that we deem



relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the Master District as the taxpayer. We observe that the Master District has covenanted not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, may result in the treatment of interest on the Bonds as includable in gross income for federal income tax purposes.

**WE EXPRESS NO OPINION** as to any insurance policies issued with respect to the payments due for the principal of and interest on the Bonds, nor as to any such insurance policies issued in the future.

**OUR SOLE ENGAGEMENT** in connection with the issuance of the Bonds is as Bond Counsel for the Master District, and, in that capacity, we have been engaged by the Master District for the sole purpose of rendering an opinion with respect to the legality and validity of the Bonds under the Constitution and laws of the State of Texas, and with respect to the exclusion from gross income of the interest on the Bonds for federal income tax purposes, and for no other reason or purpose. The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result. We have not been requested to investigate or verify, and have not independently investigated or verified any records, data, or other material relating to the financial condition or capabilities of the Master District or the Participants, or the disclosure thereof in connection with the sale of the Bonds, and have not assumed any responsibility with respect thereto. We express no opinion and make no comment with respect to the marketability of the Bonds and have relied solely on certificates executed by officials of the Master District and the Participants as to the current outstanding indebtedness of and the assessed valuation of taxable property within the Master District and the Participants, respectively. Our role in connection with the Master District's Official Statement prepared for use in connection with the sale of the Bonds has been limited as described therein.

**THE FOREGOING OPINIONS** represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result.

Respectfully,

**APPENDIX D**  
**SPECIMEN MUNICIPAL BOND INSURANCE POLICY**



# MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

ASSURED GUARANTY INC. ("AG"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AG, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AG. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AG shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AG which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

AG may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to AG pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to AG and shall not be deemed received until received by both and (b) all payments required to be made by AG under this Policy may be made directly by AG or by the Insurer's Fiscal Agent on behalf of AG. The Insurer's Fiscal Agent is the agent of AG only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of AG to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, AG agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to AG to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AG, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By \_\_\_\_\_  
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)