

OFFICIAL STATEMENT DATED DECEMBER 12, 2024

NEW ISSUE -BOOK-ENTRY-ONLY **RATINGS: AG Insured S&P “AA” (stable outlook) and Moody’s “A1” (stable outlook);
Moody’s Underlying Rating “Baa2”
See “MUNICIPAL BOND RATINGS” and “BOND INSURANCE”**

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

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

\$2,470,000
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22
(A Political Subdivision of the State of Texas Located in Williamson County, Texas)
UNLIMITED TAX BONDS, SERIES 2025

Dated: January 9, 2025

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

Interest on the \$2,470,000 Williamson County Municipal Utility District No. 22 Unlimited Tax Bonds, Series 2025 (the “Bonds”) will accrue from the Date of Initial Delivery, defined below, and is payable September 1, 2025 and each March 1 and September 1 thereafter until the earlier of maturity or 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 principal denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company (“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, N.A., Austin, Texas (the “Paying Agent/Registrar”). The Bonds are obligations solely of Williamson County Municipal Utility District No. 22 (the “District”) and are not obligations of the City of Hutto, Texas; Williamson County, Texas; the State of Texas; or any entity other than the District.

The scheduled payment of the 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. (“AG”)**. See “BOND INSURANCE” herein.



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

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable solely from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See “THE BONDS - Source of and Security for Payment.” This cover page contains information for quick reference only and is not a summary of the Bonds. Potential investors must read this entire Official Statement to obtain information essential to making an informed investment decision. **INVESTMENT IN THE BONDS IS SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS DESCRIBED HEREIN.** See “INVESTMENT CONSIDERATIONS” herein.

The Bonds are offered by the initial purchaser (the “Initial Purchaser”) subject to prior sale, when, as, and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the 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 to the District. Delivery of the Bonds is expected through the facilities of DTC on or about January 9, 2025 (the “Date of Initial Delivery”) in Austin, Texas.

**MATURITY SCHEDULE, INTEREST RATES, INITIAL YIELDS, REDEMPTION PROVISIONS, AND CUSIP NUMBERS
(Due September 1)**

CUSIP Prefix: 9700V

Due	Principal Amount	Interest Rate ^(a)	Initial		Due	Principal Amount	Interest Rate ^(a)	Initial	
			Reoffering Yield ^(b)	CUSIP Suffix ^(c)				Reoffering Yield ^(b)	CUSIP Suffix ^(c)
2025	\$ 25,000	6.000%	3.300%	NC7	2034 *	\$ 15,000	6.000%	3.450%	NM5
2026	10,000	6.000%	3.200%	ND5	2035 *	15,000	6.000%	3.500%	NN3
2027	10,000	6.000%	3.150%	NE3	**	**	**	**	**
2028	10,000	6.000%	3.150%	NF0	2043 *	20,000	4.125%	4.140%	NW3
2029	15,000	6.000%	3.200%	NG8	2044 *	20,000	4.125%	4.160%	NX1
2030	10,000	6.000%	3.250%	NH6	2045 *	20,000	4.125%	4.190%	NY9
2031	10,000	6.000%	3.300%	NJ2	2046 *	20,000	4.125%	4.210%	NZ6
2032 *	15,000	6.000%	3.350%	NK9	2047 *	25,000	4.125%	4.230%	PA9
2033 *	10,000	6.000%	3.400%	NL7	2048 *	25,000	4.125%	4.240%	PB7
					2049 *	2,070,000	4.250%	4.250%	PC5

\$65,000 4.000% ^(a) Term Bond due September 1, 2039* Yield 4.000% ^(b) CUSIP Suffix NS2 ^(c)
 \$60,000 4.125% ^(a) Term Bond due September 1, 2042* Yield 4.125% ^(b) CUSIP Suffix NV5 ^(c)

* Redemption Provisions: The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2032, in whole or from time to time in part, on September 1, 2031, 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, 2039 and September 1, 2042 (the "Term Bonds") are also subject to mandatory sinking fund redemption. See "THE BONDS - Redemption."

- (a) After requesting competitive bids for the purchase of the Bonds, the District has accepted the lowest bid to purchase the Bonds, bearing interest as shown, at a price of 97.00% of par, resulting in a net effective interest rate to the District of 4.393773%.
- (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 District, or Public Finance Group LLC, the 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 enhancements by investors that are 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 INVESTMENT 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 AND SUPPLIED BY AG AND PRESENTED UNDER THE HEADINGS "BOND INSURANCE" AND "APPENDIX C – 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 District.

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

The information set forth herein has been obtained from the 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 opinion, or that they will be realized.

Any references to website addresses presented herein are for information 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 a part of, this Official Statement.

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 District or the other matters described herein since the date hereof. However, the District has agreed to keep this "Official Statement" current by amendment or sticker to reflect material changes in the affairs of the District, 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."

NEITHER THE DISTRICT NOR THE FINANCIAL ADVISOR MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS PRELIMINARY OFFICIAL STATEMENT REGARDING THE DTC 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 District has accepted the bid of Robert W. Baird & Co., 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 97.00% of par. No assurance can be given that any trading market will be developed for the Bonds after their sale by the District to the Initial Purchaser. The 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 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 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 on 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 District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold, or traded in the secondary market.

Securities Laws

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 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.

The statements contained in this Official Statement and in other information provided by the District or Developer that are not purely historical are forward-looking statements, including regarding the 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 District on the date hereof, and neither the District nor the Developer assumes any obligation to update any such forward-looking statements. See "INVESTMENT CONSIDERATIONS- Forward-Looking Statements."

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 the 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 by Assured Guaranty Inc. ("AG" or the "Insurer") at the time of delivery of the Bonds. See "BOND INSURANCE" and "INVESTMENT CONSIDERATIONS – Bond Insurance Risks." Additionally, Moody's assigned an underlying rating of "Baa2" 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 judgment of such company, circumstances 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, BAM will issue its Municipal Bond Insurance Policy (the "Policy") for the Bonds. The Policy guarantees the scheduled payment of the 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, California, Maryland, 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 October 18, 2024, KBRA announced it had affirmed AG’s insurance financial strength rating of “AA+” (stable outlook).

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).

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

At September 30, 2024:

- The policyholders’ surplus of AG was approximately \$3,644 million.
- The contingency reserve of AG was approximately \$1,374 million.
- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately \$2,438 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG, and (ii) the net unearned premium reserves and net deferred ceding commissions of AG’s wholly owned subsidiary Assured Guaranty UK Limited (“AGUK”), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA (“AGE”).

The policyholders’ surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of 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 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);
- (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); and
- (iv) the Quarterly Report on Form 10-Q for the quarterly period ended September 30, 2024 (filed by AGL with the SEC on November 12, 2024).

All information relating to AG 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 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 DISTRICT

The District	Williamson County Municipal Utility District No. 22 (the “District”), a political subdivision of the State of Texas, was legislatively created by Acts of the 79 th Texas Legislature, 2005 Regular Session, pursuant to Senate Bill 1887, now codified as Chapter 8135, Texas Special District Local Laws Code (the “Special Act”), and confirmed pursuant to an election held within the District on February 4, 2006. The District was created for, among other purposes, the purpose of providing, operating, and maintaining facilities to control storm water, distribute potable water, and to collect and treat wastewater; providing park and recreational facilities; and providing road improvements. The District operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, Article XVI, Section 59 of the Texas Constitution, and, with respect to its road powers, Article III, Section 52 of the Texas Constitution. The District contains approximately 430.28 acres. There have been no annexations or exclusions of acreage since the District’s creation.
Location	The District is located primarily within the extraterritorial jurisdiction of the City of Hutto, Texas (“Hutto” or the “City”) and is situated in southeastern Williamson County. The District is located on the west and east sides of State Highway 130 Toll Road (“SH 130”), and is bound to the north by Brushy Creek. The northern part of the District lies approximately one mile south of the intersection of SH 130 and US Highway 79. See “THE DISTRICT - Location.”
The Developer.....	The developer currently active within the District is Star Golf Development, Inc., a Texas corporation of which Tim Timmerman serves as President (“SGD” or the “Developer”). See “THE DEVELOPER – Description of Developer” and “THE DISTRICT – Historical and Current Status of Development.”
Status of Development	The District contains approximately 430.28 acres, of which approximately 359.40 acres are developable. As of November 1, 2024, approximately 175.46 acres (or 48.82% of the approximately 359.40 developable acres within the District) have been or are currently being developed with utility facilities as the single family residential subdivision Star Ranch, Section 7, Phases 1A, 1B, 2, 3 (Parcel 22, Phases 1 and 2), 4, 5, 6, 7, and 8, and townhome section Parcel 23, encompassing a total of 713 developed lots, which includes 709 completed homes and 4 townhomes. See “THE DISTRICT – Historical and Current Status of Development.”

THE BONDS

Description.....	The \$2,470,000 Williamson County Municipal Utility District No. 22 Unlimited Tax Bonds, Series 2025 (the “Bonds”) mature serially in varying amounts on September 1 from 2025 to 2035 inclusive, 2043 through 2049, inclusive, and as Term Bonds, which mature on September 1, 2039 and September 1, 2042 (the “Term Bonds”), as set forth on the inside cover page hereof. Interest accrues from the Date of Initial Delivery at the rates per annum set forth on the inside cover page hereof and is payable September 1, 2025 and each March 1 and September 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 District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2032, in whole or from time to time in part, on September 1, 2031, 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. Additionally, the Term Bonds maturing on September 1, 2039 and September 1, 2042 are also subject to mandatory sinking fund redemption. See “THE BONDS - Redemption.”
Source of Payment	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See “TAXING PROCEDURES.” The Bonds are obligations solely of the District and are not obligations of the City of Hutto, Texas; Williamson County, Texas; the State of Texas; or any entity other than the District. See “THE BONDS - Source of and Security for Payment.”
Payment Record	The Bonds constitute the twelfth (12 th) installment of new money bonds issued by the District and the eighth installment of water, wastewater, and drainage bonds. The District has also issued one installment of

refunding bonds for water, wastewater, and drainage facilities. The District has not defaulted in the timely payment of principal of or interest on its previously issued obligations, entitled “\$2,000,000 Unlimited Tax Bonds, Series 2015,” “\$2,100,000 Unlimited Tax Bonds, Series 2016,” “\$1,900,000 Unlimited Tax Bonds, Series 2017,” “\$2,500,000 Unlimited Tax Bonds, Series 2018,” “\$2,500,000 Unlimited Tax Bonds, Series 2019,” “\$2,995,000 Unlimited Tax Road Bonds, Series 2020,” “\$1,900,000 Unlimited Tax Refunding Bonds, Series 2021,” “\$2,750,000 Unlimited Tax Road Bonds, Series 2021A,” “\$2,435,000 Unlimited Tax Road Bonds, Series 2022,” “\$7,565,000 Unlimited Tax Bonds, Series 2022A,” “\$1,975,000 Unlimited Tax Road Bonds, Series 2024,” and “\$4,000,000 Unlimited Tax Bonds, Series 2024A” (collectively, the “Outstanding Bonds”). See “FINANCIAL STATEMENT - Outstanding Bonds – Table 6.” The proceeds of the Outstanding Bonds included up to twenty-four (24) months of capitalized interest.

Authority for

Issuance The Bonds are issued pursuant to 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; the Special Act; a bond election held within the District on May 12, 2007; the approving order of the TCEQ; and an order adopted by the board of directors of the District (the “Board of Directors”) on the date of the sale of the Bonds. See “THE BONDS - Authority for Issuance.”

Use of Proceeds.....

The proceeds of the Bonds will be used to finance the following District projects: (i) the remaining costs associated with the water, wastewater, and drainage facilities for Star Ranch Section 7, Phase 3 (Parcel 22, Phase 1).

The remaining Bond proceeds will be used to: (i) capitalize approximately twelve (12) months’ interest requirements on the Bonds; (ii) pay certain engineering costs; and (iii) pay other costs associated with the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

Bonds Authorized But

Unissued..... At an election held within the District on May 12, 2007, voters within the District authorized a total of \$164,350,000 in aggregate principal amount of new money bonds for water, wastewater, and drainage facilities serving the District. The Bonds constitute the eighth (8th) installment of new money unlimited tax bonds in an aggregate principal amount of 25,035,000 for such purpose. After the issuance of the Bonds, the District will have \$139,315,000 aggregate principal amount of remaining authorized but unissued unlimited tax bonds for water, wastewater, and drainage facilities. Additionally, at the election held in the District on May 12, 2007, the voters within the District also approved the issuance of \$50,725,000 in aggregate principal amount of new money bonds for the acquisition and construction of road improvements. The District has previously issued \$10,155,000 aggregate principal amount of unlimited tax bonds for the acquisition and construction of road improvements. The District has \$40,570,000 aggregate principal amount of new money unlimited tax bonds that remain authorized but unissued for road improvements. Additionally, at the election held in the District on May 12, 2007, the voters within the District also approved the issuance of \$246,000,000 in aggregate principal amount of refunding bonds for water, wastewater, and drainage facilities, of which \$245,855,000 remains authorized but unissued. Additionally, at an election held in the District on May 12, 2007, the voters within the District approved the issuance of \$76,087,500 in aggregate principal amount of refunding bonds for road purposes, \$6,300,000 in aggregate principal amount of new money bonds for the acquisition and construction of parks and recreational facilities, and \$9,450,000 in aggregate principal amount of refunding bonds for parks and recreational facilities purposes, all of which remain authorized but unissued. See “FINANCIAL STATEMENT - Outstanding Bonds – Table 6” and “THE BONDS – Issuance of Additional 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 the 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 by Assured Guaranty Inc. (“AG” or the “Insurer”) at the time of delivery of the Bonds. See “BOND INSURANCE” and “INVESTMENT CONSIDERATIONS – Bond Insurance Risks.” Additionally, Moody’s assigned an underlying rating of “Baa2” to the Bonds.

Qualified Tax-Exempt
Obligations

The 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 2025 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
Engineer.....	Murfee Engineering Company, Inc., Austin, Texas
Special Engineer.....	Jones-Heroy & Associates, Inc., Austin, Texas
Paying Agent / Registrar	UMB Bank, N.A., 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 investment in the Bonds.

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SELECTED FINANCIAL INFORMATION
(Unaudited)

2024 Certified Assessed Valuation		\$ 337,908,186 ^(a)
Estimated Assessed Valuation as of November 1, 2024		\$ 338,630,000 ^(b)
Gross Debt Outstanding (after issuance of the Bonds)		\$ 33,195,000 ^(c)
Ratio of Gross Debt to 2024 Certified Assessed Valuation		9.82%
Ratio of Gross Debt to Estimated Assessed Valuation as of November 1, 2024		9.80%
2024 Tax Rate		
	Debt Service	\$ 0.5775
	Maintenance	<u>0.2875</u>
	Total 2024 Tax Rate	<u>\$ 0.8650</u> ^(d)
Debt Service Fund Balance (as of December 12, 2024)		\$ 915,908 ^(e)
Percentage of current tax collections (Tax Years 2012-2024)		99.95% ^(f)
Percentage of total tax collections (Tax Years 2012-2024)		99.95% ^(f)
Average Annual Debt Service Requirement of the Bonds and the Outstanding Bonds ("Average Requirement") (2025-2049, inclusive)		\$ 2,063,780 ^(g)
Tax Rate required to pay Average Requirement based upon 2024 Certified Assessed Valuation at 95% collections		\$ 0.65 /\$100 AV
Tax Rate required to pay Average Requirement based upon Estimated Assessed Valuation as of November 1, 2024 at 95% collections		\$ 0.65 /\$100 AV
Maximum Annual Debt Service Requirement of the Bonds and the Outstanding Bonds ("Maximum Requirement") (2049)		\$ 2,157,975 ^(g)
Tax Rate required to pay Maximum Requirement based upon 2024 Certified Assessed Valuation at 95% collections		\$ 0.68 /\$100 AV
Tax Rate required to pay Maximum Requirement based upon Estimated Assessed Valuation as of November 1, 2024 at 95% collections		\$ 0.68 /\$100 AV
Number of active connections as of November 1, 2024		
Single Family - Complete and Occupied	734	
Single Family - Builder	-	
Other	<u>43</u>	
	Total Number of Active Connections	777
Estimated Population as of November 1, 2024		2,202 ^(h)

(Footnotes appear on following page)

- (a) The certified assessed valuation as of January 1, 2024, as provided by Williamson Central Appraisal District (“WCAD”). See “TAXING PROCEDURES.”
- (b) The estimated assessed valuation as of November 1, 2024, as provided by WCAD, is included solely for purposes of illustration. No taxes will be levied on this assessed valuation unless it is certified by WCAD. See “TAXING PROCEDURES.”
- (c) Includes the Bonds.
- (d) The District’s Board, at its meeting in September 2024, levied a total tax rate of \$0.8650. See “TAXING PROCEDURES.”
- (e) Unaudited as of December 12, 2024. Does not include approximately twelve (12) months of capitalized interest (\$108,526 at an interest rate of 4.393773%) included in the Bond proceeds, to be deposited into the District’s Debt Service Fund upon closing. Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the District’s Debt Service Fund.
- (f) See “TAX DATA – Tax Collections – Table 10.”
- (g) See “DEBT SERVICE REQUIREMENTS – TABLE 3.”
- (h) Based upon 3.0 residents per completed and occupied single family home (includes duplexes and townhomes).

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OFFICIAL STATEMENT

relating to

\$2,470,000

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22
(A Political Subdivision of the State of Texas Located in Williamson County, Texas)
UNLIMITED TAX BONDS, SERIES 2025

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Williamson County Municipal Utility District No. 22 (the “District”), a political subdivision of the State of Texas (the “State”), of its \$2,470,000 Unlimited Tax Bonds, Series 2025 (the “Bonds”).

The Bonds are issued pursuant to an order authorizing the issuance of the Bonds adopted by the Board of Directors of the District on the date of the sale of the Bonds (the “Bond Order”); pursuant to Article XVI, Section 59 of the Texas Constitution, and the general laws of the State of Texas (the “State”), including Senate Bill 1887, Acts of the 79th Texas Legislature, 2005 Regular Session, now codified as Chapter 8135, Texas Special Districts Local Laws Code (the “Special Act”), and Chapters 49 and 54 of the Texas Water Code, as amended; pursuant to a bond election held within the District on May 12, 2007; and pursuant to the approving order of the TCEQ.

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order.

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas, 78701 or from the District’s Financial Advisor, Public Finance Group LLC, P O Box 81849, Austin, Texas 78708, upon payment of reasonable copying, mailing, and handling charges.

This Official Statement speaks only as of its date, and the information contained herein is subject to change. A copy of this Official Statement will be submitted to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access (EMMA) system. See “CONTINUING DISCLOSURE OF INFORMATION” and “OFFICIAL STATEMENT – Updating Official Statement During Underwriting Period” for a description of the District undertaking to provide certain information on a continuing basis.

THE BONDS

General Description

The Bonds will bear interest from the Date of Initial Delivery (expected to be on or about January 9, 2025) 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. 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 and registrar for the Bonds is UMB Bank, N.A., Austin, Texas (the “Paying Agent” or “Paying Agent/Registrar”).

Redemption

Optional Redemption... The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2032, in whole or from time to time in part, on September 1, 2031, 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, 2039 and September 1, 2042 (the “Term Bonds”) are subject to mandatory sinking fund redemption prior to maturity 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:

\$65,000 Term Bond Maturing September 1, 2039	
Mandatory Redemption	Principal
<u>Date</u>	<u>Amount</u>
2036	\$ 15,000
2037	15,000
2038	20,000
2039*	15,000

\$60,000 Term Bond Maturing September 1, 2042	
Mandatory Redemption	Principal
<u>Date</u>	<u>Amount</u>
2040	\$ 20,000
2041	20,000
2042*	20,000

*Stated Maturity

The principal amount of the Bonds required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the District, by the principal amount of any Bonds of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the District, at a price not exceeding the principal amount of such 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 District, with monies in the Debt Service Fund at a price not exceeding the principal amount of the 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 optional 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.

The Bonds of a denomination larger than \$5,000 may be redeemed in part (\$5,000 or any multiple thereof). Any Bond to be partially redeemed must be surrendered in exchange for one or more new Bonds of the same maturity for the unredeemed portion of the principal of the Bonds so surrendered.

With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Order have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed have been received by the Paying Agent prior to the giving of such notice of redemption, such notice will state that said redemption may, at the option of the 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 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 will not be redeemed.

Selection of Bonds for Redemption

If less than all of the Bonds are called for redemption, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the District, and if less than all of a maturity, or sinking fund installment in the case of 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, or sinking fund installment in the case of Term Bonds, 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 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 District and the securities depository.

DTC Redemption Provision

The Paying Agent/Registrar and the District, so long as a book-entry-only system is used for the Bonds, will send any notice of optional redemption, notice of proposed amendment to the Bond Order, 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 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 District or the Paying Agent/Registrar. Neither the 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 District is initially utilizing the book-entry-only system of DTC (“Book-Entry-Only-System”). See “BOOK-ENTRY-ONLY SYSTEM.” In the event that the Book-Entry-Only System is discontinued by DTC or the 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 a 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 is 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, 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 the denominations of \$5,000 or any integral multiple thereof.

Limitation on Transfer of Bonds . . . Neither the 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 (15th) 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 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 Order 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

At an election held within the District on May 12, 2007, voters within the District authorized a total of \$164,350,000 in aggregate principal amount of new money bonds for water, wastewater, and drainage facilities serving the District. The Bonds constitute the eighth (8th) installment of new money unlimited tax bonds in an aggregate principal amount of \$25,035,000 for such purpose. After the issuance of the Bonds, the District will have \$139,315,000 aggregate principal amount of remaining authorized but unissued unlimited tax bonds for water, wastewater, and drainage facilities. Additionally, at the election held in the District on May 12, 2007, the voters within the District also approved the issuance of \$50,725,000 in aggregate principal amount of new money bonds for the acquisition and construction of road improvements. The District has previously issued \$10,155,000 aggregate principal amount of unlimited tax bonds for the acquisition and construction of road improvements. The District has \$40,570,000 aggregate principal amount of new money unlimited tax bonds that remain authorized but unissued for road improvements. Additionally, at the election held in the District on May 12, 2007, the voters within the District also approved the issuance of \$246,000,000 in aggregate principal amount of refunding bonds for water, wastewater, and drainage facilities, of which \$245,855,000 remains authorized but unissued. Additionally, at an election held in the District on May 12, 2007, the voters within the District approved the issuance of \$76,087,500 in aggregate principal amount of refunding bonds for road purposes, \$6,300,000 in aggregate principal amount of new money bonds for the acquisition and construction of parks and recreational facilities, and \$9,450,000 in aggregate principal amount of refunding bonds for parks and recreational facilities, all of which remain authorized but unissued. See “FINANCIAL STATEMENT – Outstanding Bonds – Table 6” and “THE BONDS – Issuance of Additional Debt.”

The Bonds are issued pursuant to the terms and provisions of the Bond Order; Article XVI, Section 59 of the Texas Constitution; the Special Act, and the general laws of the State, including Chapters 49 and 54 of the Texas Water Code, as amended; a bond election held within the District on May 12, 2007; and the approving order of the TCEQ.

Source of and Security for Payment

The Bonds will be payable from and secured by a pledge of the proceeds of a continuing, direct, annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Board covenants in the Bond Order that, while any of the Bonds are outstanding and the District is in existence, it will levy an annual ad valorem tax and will undertake to collect such a tax against all taxable property within the District at a rate from year to year sufficient, full allowance being made for anticipated delinquencies, together with revenues and receipts from other sources which are legally available for such purposes, to pay interest on the Bonds as it becomes due, to provide a sinking fund for the payment of principal of the Bonds when due or the redemption price at any earlier required redemption date, to pay when due any other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting such tax. The net proceeds from taxes levied to pay debt service on the Bonds are required to be placed in a special account of the District designated its "Debt Service Fund" for the Bonds. The Bond Order provides for the termination of the pledge of taxes when and if the City annexes and dissolves the District and assumes all debts and liabilities of the District. See "THE BONDS – Annexation."

The Bonds are obligations solely of the District and are not obligations of the City of Hutto, Texas; Williamson County, Texas; the State of Texas; or any political subdivision or entity other than the District.

Payment Record

The Bonds constitute the twelfth (12th) installment of new money bonds issued by the District and the eighth (8th) installment of water, wastewater, and drainage bonds. The District has also issued one installment of refunding bonds for water, wastewater, and drainage facilities. The District has not defaulted in the timely payment of principal of or interest on its previously issued obligations, entitled "\$2,000,000 Unlimited Tax Bonds, Series 2015," "\$2,100,000 Unlimited Tax Bonds, Series 2016," "\$1,900,000 Unlimited Tax Bonds, Series 2017," "\$2,500,000 Unlimited Tax Bonds, Series 2018," "\$2,500,000 Unlimited Tax Bonds, Series 2019," "\$2,995,000 Unlimited Tax Road Bonds, Series 2020," "\$1,900,000 Unlimited Tax Refunding Bonds, Series 2021," "\$2,750,000 Unlimited Tax Road Bonds, Series 2021A," "\$2,435,000 Unlimited Tax Road Bonds, Series 2022," "\$7,565,000 Unlimited Tax Bonds, Series 2022A," "\$1,975,000 Unlimited Tax Road Bonds, Series 2024," and "\$4,000,000 Unlimited Tax Bonds, Series 2024A" (collectively, the "Outstanding Bonds"). See "FINANCIAL STATEMENT – Outstanding Bonds – Table 6." The proceeds of the Outstanding Bonds included up to 24 months of capitalized interest.

Flow of Funds

The Bond Order creates, or affirms, a Debt Service Fund and a Capital Projects Fund.

Each fund shall be kept separate and apart on the books and records of the District from all other funds of the District. The Debt Service Fund shall constitute a trust fund which shall be held in trust for the benefit of the registered owner of the Bonds.

Any cash balance in any fund must be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of municipal utility districts having an aggregate market value, exclusive of accrued interest, at all times equal to the cash balance in the fund to which such securities are pledged.

Debt Service Fund... The Bond Order establishes the Debt Service Fund to be used to pay principal and interest on and Paying Agent fees with respect to the Bonds. The Bond Order requires that the District deposit to the credit of the Debt Service Fund (i) from the delivery of the Bonds to the Initial Purchaser, the amount received from proceeds of the Bonds representing accrued interest and capitalized interest on the Bonds, (ii) District ad valorem taxes (and penalties and interest thereon) levied to pay debt service requirements on (or fees and expenses of the Paying Agent with respect to) the Bonds, and (iii) such other funds as the Board shall, at its option, deem advisable. The Bond Order requires that the Debt Service Fund be applied solely to provide for the payment of the principal or redemption price of and interest on the Bonds when due, and to pay fees to Paying Agent when due.

Capital Projects Fund... The Capital Projects Fund is the capital improvements fund of the District. The Bond Order requires the District to deposit to the credit of the Capital Projects Fund the balance of the proceeds of the Bonds remaining after the deposits to the Debt Service Fund provided in the Bond Order. The Capital Projects Fund may be applied solely to (i) pay the costs necessary or appropriate to accomplish the purposes for which the Bonds are issued, (ii) pay the costs of issuing the Bonds, and (iii) to the extent the proceeds of the Bonds and investment income attributable thereto are in excess of the amounts required to acquire and construct eligible road improvements, then in the discretion of the Board of Directors of the District to transfer such unexpended proceeds or income to the Debt Service Fund.

Paying Agent/Registrar

Principal of and semiannual interest on the Bonds will be paid by the initial Paying Agent/Registrar, UMB Bank, N.A., having an office for payment in Austin, Texas. Any 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.

Provision is made in the Bond Order for the District to replace the Paying Agent by a resolution of the 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 District, the new Paying Agent 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 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/registrar, will be sent by the District or the successor paying agent/registrar to each registered owner by first-class mail, postage prepaid.

Defeasance of Outstanding Bonds

General . . . The Bond Order provides for the defeasance of the Bonds and the termination of the pledge of taxes and all other general defeasance covenants in the Bond Order under certain circumstances. Any Bond and the interest thereon shall be deemed to be paid, retired, and no longer outstanding within the meaning of the Bond Order (a "Defeased Bond"), except to the extent provided below for the Paying Agent to continue payments, 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 (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, or (3) any combination of (1) and (2) above, and when proper arrangements have been made by the District with the Paying Agent or an eligible trust company or commercial bank for the payment of its services until after all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes levied and pledged, as provided in the Bond Order and such principal and interest shall be payable solely from such money or Defeasance Securities, and shall not be regarded as outstanding under the Bond Order and the District will have no further responsibility with respect to the payment of such Defeased Bonds, including any insufficiency to receive payments when due on the Defeased Securities.

Any money so deposited with or made available to the Paying Agent or an eligible trust company or commercial bank also may be invested at the written direction of the District in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, 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 remitted to the District or deposited as directed in writing by the District.

Until all Defeased Bonds have become due and payable, the Paying Agent shall perform the services of Registrar for such Defeased Bonds the same as if they had not been defeased, and the District shall make proper arrangements to provide and pay for such services as required by the Bond Order.

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 provides 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 provides 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.

Any such obligations must be certified by an independent public accounting firm of national reputation to be of such maturities and interest payment dates and bear such interest as will, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom, be sufficient to provide all debt service payments on the Bonds.

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 Order 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.

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

Investments . . . Any escrow agreement or other instrument entered into between the 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 District or deposited as directed in writing by the District.

Record Date

The Record Date for payment of the interest on Bonds on any regularly scheduled interest payment date is defined as the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) preceding such interest payment date.

Issuance of Additional Debt

The District may issue bonds or other obligations necessary to provide those improvements and facilities for which the District was created, with the approval of the TCEQ, if applicable, and, in the case of bonds payable from taxes, the District's voters. See "THE BONDS – Authority for Issuance" for details regarding authorized but unissued Bonds of the District. Neither Texas law nor the Bond Order imposes a limitation on the amount of additional bonds which may be issued by the District. Any additional bonds issued by the District may dilute the security for the Bonds.

The 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 new money bonds for water, wastewater, and drainage facilities and for park and recreational facilities is subject to approval of the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District.

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), 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 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 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 evaluate carefully 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 Order, the District has covenanted with respect to, among other matters, the use of the proceeds of the Bonds and the manner in which the proceeds of the Bonds are to be invested. The 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 non-compliance with such covenant will not adversely affect the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code.

Additional Covenants

The District has additionally covenanted in the Bond Order 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 District.

Remedies in Event of Default

The Bond Order establishes specific events of default with respect to the Bonds. If the District defaults in the payment of the principal of or interest on the Bonds when due, or the District defaults in the observance or performance of any of the covenants, conditions, or obligations of the 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 Order, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the District, the Bond Order and Chapter 54 of the Texas Water Code provides that any registered owner is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the 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 Order and the District's obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, subject to 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 Order does not provide for the appointment of a trustee to represent the interest of the Bondholders upon any failure of the District to perform in accordance with the terms of the Bond Order, 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 July 1, 2016, the Texas Supreme Court ruled in *Wasson Interest, Ltd. vs. 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 Interest, 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 performed under the authority, or for the benefit of the State as sovereign. Issues related to the applicability of governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated 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 District’s sovereign immunity from a suit for money damages, Bondholders may not be able to bring such a suit against the District for breach of the Bonds or Bond Order covenants. Even if a judgment against the District could be obtained, it could not be enforced by direct levy and execution against the District’s property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. Furthermore, the 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 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.

Consolidation

A district (such as the District) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water system with the water system(s) of the district(s) with which it is consolidating. The revenues of the consolidated system may be pledged equally to all first lien bonds of the consolidating districts. No representation is made that the District will consolidate its water system with that of any other district.

Annexation

The District is located primarily within the extraterritorial jurisdiction of the City of Hutto, Texas (the “City” or “Hutto”). Under Texas law, a municipality may annex and dissolve a municipal utility district located within its extraterritorial jurisdiction without consent of the district subject to compliance by the municipality with various requirements of Chapter 43 of the Texas Government Code (“Chapter 43”). Under Chapter 43, (a) a municipality may annex a district with a population of less than 200 residents only if: (i) the municipality obtains consent to annex the area through a petition signed by more than 50% of the registered voters of the district, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation; and (b) a municipality may annex a district with a population of 200 residents or more only if: (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation. Notwithstanding the foregoing, a municipality may annex an area if each owner of land in the area requests the annexation. As of November 1, 2024, the District had an estimated population of 2,202, thus triggering the voter approval and/or landowner consent requirements discussed in clause (b) above. The described election and petition process does not apply, however, during the term of a strategic partnership agreement between a municipality and a district specifying the procedures for annexation of all or a portion of the District. See “Strategic Partnership Agreement” below.

If a municipal utility district is full-purpose annexed, the municipality must assume the assets, functions, and obligations of the district, including outstanding bonds, and the pledge of taxes will terminate. No representation is made concerning the likelihood of annexation and dissolution or the ability of the City to make debt service payments on the Bonds should dissolution occur.

Strategic Partnership Agreement

The District and the City entered into a Strategic Partnership Agreement dated effective November 20, 2006 pursuant to Section 43.0751, Texas Local Government Code, whereby the commercial portion of the District (approximately 70 acres) was annexed into the City for limited purposes, while the balance of the District remains in the City's extraterritorial jurisdiction. As a result of the limited purposes annexation, the City imposes its 2% sales and use taxes (but not its property taxes) within the area of limited purpose annexation. The City has also entered into an Economic Development Agreement with Tack Development, as assignee of Commerce Properties, Inc., pursuant to which the City has agreed to grant 50% of the sales tax funds collected within the District to Tack or its assigns for the construction of certain roads necessary for further commercial and residential development within the District and the Hutto area. In addition, pursuant to the Strategic Partnership Agreement, the City has agreed not to annex the District for general purposes until the earlier of 30 years from the date of the agreement or upon the completion and issuance of District bonds for 90% of utility infrastructure by the District. The City and the District are in the process of amending the Strategic Partnership Agreement to authorize the City to annex for limited purposes additional commercial property within the District. See "THE DISTRICT – Consent Agreement" and "– Strategic Partnership Agreement."

Alteration of Boundaries

In certain circumstances, under Texas law the District may alter its boundaries to: (i) upon satisfying certain conditions, annex additional territory; and (ii) exclude land subject to taxation within the District that does not need to utilize the service of District facilities if certain conditions are satisfied, including the District's simultaneous annexation of land of at least equal value that may be practicably served by District facilities. Such land substitution is subject to the approval of the TCEQ. No representation is made concerning the likelihood that the District will effect any change in its boundaries.

Approval of the Bonds

The TCEQ approved the issuance of the Bonds by an order signed on October 30, 2024 (the "TCEQ Order").

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 the Bond Order

The District may, without the consent of or notice to any registered owners, amend the Bond Order in any manner not detrimental to the interest of the registered owners, including the curing of an ambiguity, inconsistency, or formal defect or omission therein. In addition, the 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 Order, except that, without the consent of the owners of all of the Bonds affected, no such amendment, addition, or rescission may (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof 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, (ii) give any preference to any Bond over any other Bond, or (iii) 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 within 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 DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (i) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (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, New York, New York, 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.

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

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

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

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

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

USE AND DISTRIBUTION OF BOND PROCEEDS

The proceeds of the Bonds will be used to finance the following District projects: (i) the remaining costs associated with the water, wastewater, and drainage facilities for Star Ranch Section 7, Phase 3 (Parcel 22, Phase 1). The remaining Bond proceeds will be used to: (i) capitalize approximately twelve (12) months' interest requirements on the Bonds; (ii) pay certain engineering costs; and (iii) pay other costs associated with the issuance of the Bonds.

The use and distribution of Bond proceeds is set forth below. Of the proceeds to be received from the sale of the Bonds, \$1,738,760 is required for construction costs, and \$731,240 is required for non-construction costs, including \$108,526 of capitalized interest (approximately twelve (12) months' interest at 4.393773%).

Construction Costs

A. Developer Contribution Items

1. Star Ranch Section 7, Phase 3 - Parcel 22, Phase 1 - W, WW, & D	\$ 1,738,760
Total Developer Contribution Items	\$ 1,738,760

B. District Items

1. N/A	-
Total District Items	\$ -

TOTAL CONSTRUCTION COSTS **\$ 1,738,760**

Non-Construction Costs

A. Legal fees (3.0%)	\$ 74,100
B. Fiscal Agent Fees (2.0%)	49,400
C. Interest	
1. Capitalized Interest (1 yr @ 4.393773%)	108,526
2. Developer Interest	333,265
D. Bond Discount (3.00%)	74,100
E. Bond Issuance Expenses	38,630
F. Bond Application Report	42,000
G. TCEQ Bond Issuance Fee (0.25%)	6,125
H. Attorney General Fee (0.10%)	2,470
I. Contingency ^(b)	2,624
Total Non-Construction Costs	\$ 731,240

TOTAL BOND ISSUE REQUIREMENT **\$ 2,470,000**

- (a) Preliminary; subject to change. The amount of Developer interest will be finalized in connection with the reimbursement report approved by the Board of Directors prior to disbursement of funds.
- (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 the use of surplus Bond funds.

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INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and are not obligations of the City of Hutto; Williamson County, Texas; the State of Texas; or any entity other than the District, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property located within the District. See “THE BONDS - Source of and Security for Payment.”

The ultimate security for payment of principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property or, in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The collection by the District of delinquent taxes owed to it and the enforcement by registered owners of the District’s obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of property within the District will occur or that the development in the District will maintain taxable values sufficient to justify continued payment by property owners or that there will be a market for the property. See “INVESTMENT CONSIDERATIONS - Registered Owners’ Remedies.”

Factors Affecting Taxable Values and Tax Payments

Economic Factors, Interest Rates, Credit Availability, and Residential Foreclosures: A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots. The market value of such homes and lots is related to general economic conditions affecting the demand for and taxable value of residences. Demand for lots and residential dwellings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability, and the economic prosperity and demographic characteristics of the urban centers toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values.

Interest rates and the availability of credit, including mortgage and development funding, have a direct impact on the construction activity, particularly short-term interest rates at which the Developer and homebuilders are able to obtain financing for development and construction costs. Interest rate levels and the general availability of credit may affect the ability of a landowner with undeveloped property to undertake and complete development activities within the District and the ability of potential homeowners to purchase homes. Because of the changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and construction within the District. In addition, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Austin metropolitan and regional economies.

Competition: The demand for single-family homes in the District could be affected by competition from other residential developments, including other residential developments located in other utility districts located near the District. 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 homes proposed to be sold within the District.

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

Developer under No Obligation to the District: There is no commitment from, or obligation of, the Developer to proceed at any particular rate or according to any specified plan with the development of land or the construction of homes in the District, and there is no restriction on any landowner’s right to sell its land. Failure to construct taxable improvements on developed lots and tracts and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon the Developer and the other principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such financial conditions may have on their ability to pay taxes. The District can make no predictions as to the effects that inflation, interest rates, a depressed economy, falling energy prices, potential transportation problems, flooding, environmental or other governmental regulations, or other factors, whether economic, governmental, or other otherwise, may have on the plans of the Developer. Neither the Developer nor any subsidiaries, if any, are obligated to pay principal of and interest on the Bonds. Furthermore, the Developer has no binding commitment to the District to carry out any plans of development in the District, and the furnishing of information related to proposed development by a developer should not be interpreted as such a commitment. See “THE DEVELOPER” and “TAX DATA - Principal Taxpayers – Table 12.”

Impact on District Tax Rates: Assuming no further development, the value of the land and improvements currently existing within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2024 Certified Assessed Valuation of the District is \$337,908,186. After issuance of the Bonds, the Maximum Requirement will be \$2,157,975 (2049) and the Average Requirement will be \$2,063,780 (2024 through 2048, inclusive). Assuming (1) no increase or decrease from the 2024 Certified Assessed Valuation; (2) the issuance of no additional debt; and (3) no other funds available for the payment of debt service, tax rates of \$0.68 and \$0.65 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, based upon the 2024 Certified Assessed Valuation. The Estimated Assessed Valuation as of November 1, 2024 of the District is \$338,630,000. Based upon the assumptions above, tax rates of \$0.68 and \$0.65 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, based upon such estimated valuation. See “DEBT SERVICE REQUIREMENTS – TABLE 3” and “TAX DATA - Tax Adequacy for Debt Service.”

Dependence Upon the Developer, Lot Owners, and Homebuilders: The growth of the tax base is dependent upon additional development of lots in the District and the construction of homes thereon. The Developer is under no obligation to continue to market, to 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 District makes no representation about the probability of development continuing in a timely manner or about the ability of any Developer, or any other subsequent landowner to whom such party may sell all or a portion of its holdings within the District, to implement any plan of development. Furthermore, there is no restriction on any Developer’s right to sell its land. The District can make no prediction as to the effects that current or future economic or governmental circumstances or regulations may have on any plans of a 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 District. See “THE DEVELOPER.”

The top ten principal taxpayers in the District, SR Apartments LLC, Oncor Electric Delivery Company, homeowners, and Pacesetter Homes LLC, represent \$53,507,788 or 15.84% of the District’s 2024 Certified Taxable Assessed Valuation of \$337,908,186. If the homebuilders (or other principal taxpayers) were to default in the payment of taxes in an amount which exceeds the District’s debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax lien, which is a time-consuming process, or to sell tax anticipation notes. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its debt service fund. See “Tax Collection Limitations and Foreclosure Remedies” in this section, “TAX DATA – Principal Taxpayers – Table 12” and “TAXING PROCEDURES – Levy and Collection of Taxes.”

Undeveloped Acreage . . . Approximately 183.94 acres of developable land within the District had not been provided with water, wastewater, and storm drainage and detention facilities as of November 1, 2024. In the opinion of the District’s engineers, the remaining authorized but unissued utility system bonds should be sufficient to fund water, wastewater, and drainage services to all areas now within the District. There is no assurance that such undeveloped acreage will be developed. See “THE BONDS – Alteration of Boundaries” and “THE DISTRICT – Historical and Current Status of Development.” It is currently anticipated that full build-out of the District will likely require additional storage facilities (potentially in the District or Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 [“WCWSIDD3”]) and will require additional water capacity under the Water Supply Agreement (as defined herein) beyond the District’s current allocation of 909 LUEs. See “THE SYSTEM.” Additionally, in December 2021, the District received a report from SWWC (as defined herein) indicating that SWWC’s wastewater treatment facility (which serves the District and other customers) is nearing its capacity limits and will need to be expanded to serve full build-out of the District (and other customers in the plant’s service area). Construction of such expansion commenced in February 2024, and SWWC has advised the District that a significant increase in wastewater impact fees will be required in order to recoup the costs of the expansion. See “THE SYSTEM – Wastewater Collection and Treatment.”

No Requirement to Build on Developed Lots

Currently, there is no requirement that builders owning developed lots within the District 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 District.

Tax Collections and Foreclosure Remedies

The District has a right to seek judicial foreclosure on a tax lien, but such remedy may prove to be costly and time consuming and, since the future market or resale market, if any, of the taxable real property within the District is uncertain, there can be no assurance that such property could be sold and delinquent taxes paid. Additionally, the District’s tax lien is on a parity with the liens of all other State and local taxing authorities on the property against which the taxes are levied. Registered owners of the Bonds are entitled under Texas law to a writ of mandamus to compel the District to perform its obligations. Such remedy would have to be exercised upon each separate default and may prove costly, time consuming, and difficult to enforce. Furthermore, there is no trust indenture or trustee, and all legal actions would have to be taken on the initiative of, and be financed by, registered owners to enforce such remedies. The rights and remedies of the registered owners and the enforceability of the Bonds may also be limited by bankruptcy, reorganization, and other similar laws affecting the enforcement of creditors’ rights generally.

Marketability

The 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.

No Certainty of a Secondary Market

Subject to prevailing market conditions, the Initial Purchaser intends, but is not obligated, to make a market in the Bonds. There is presently no secondary market for the Bonds and no assurance that a secondary market for the Bonds will develop or, if developed, will not be disrupted. Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes.

Registered Owners' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the registered owners have the right to seek a writ of mandamus, requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interest of the registered owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the registered owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the registered owners may further be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District.

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 District. Subject to the requirements of State law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners' remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay, or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (i) is specifically authorized to file for federal bankruptcy protection by applicable state law, (ii) is insolvent or unable to meet its debts as they mature, (iii) desires to effect a plan to adjust such debts, and (iv) 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 State law a municipal utility district, such as the 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 State law and remains unable to meet its debts and other obligations as they mature.

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

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect 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 a district. A district may not be forced into bankruptcy involuntarily.

The Effect of the Financial Institutions Act of 1989 on Tax Collections of the 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 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 FDIC attempts to enforce FIRREA, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District and may prevent the collection of penalties and interest on such taxes or may affect the valuation of such property.

Future Debt

Approximately 175.46 acres of land within the District have been developed with utility facilities by the Developer (or an affiliate of the Developer) as of November 1, 2024. According to information obtained by Jones-Heroy & Associates, Inc., special engineer for purposes of District bond issues, SGD, or affiliates of SGD, have advanced approximately \$29,346,531 in utility facilities construction costs, plus engineering (including capital recovery fees), which will be paid in full after issuance of the Bonds (and reimbursement to the Developer from the proceeds thereof).

Therefore, the Developer is not owed additional funds. Any future issue of bonds will be sold at the earliest practicable date consistent with the maintenance of a reasonable tax rate in the District (assuming projected increases in the value of taxable property made at the time of issuance of the bonds are accurate). See “THE DEVELOPER – Utility Development Agreements.” The 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 water, wastewater, and drainage purposes or park and recreational improvements is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District. See “THE BONDS – Issuance of Additional Debt.”

The District has reserved in the Bond Order the right to issue the remaining authorized but unissued bonds approved by the voters. See “THE BONDS – Authority for Issuance.” All of the remaining unlimited tax bonds which have heretofore been authorized by the voters of the District may be issued by the District from time to time for qualified purposes, as determined by the Board of Directors of the District, subject to the approval of the Attorney General of the State of Texas and, as applicable, the TCEQ.

Governmental Approval

As required by law, engineering plans, specifications, and estimates of construction costs for the facilities and services to be purchased or constructed by the District with the proceeds of the Bonds have been approved, subject to certain conditions, by the TCEQ. See “USE AND DISTRIBUTION OF BOND PROCEEDS.” The TCEQ approved the issuance of the Bonds by an order signed on October 30, 2024. In addition, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery.

Neither the TCEQ nor the Attorney General of Texas passes upon or guarantees the security of the Bonds as an investment, nor have the foregoing authorities passed upon the adequacy or accuracy of the information contained in this Official Statement.

Forward-Looking Statements

The statements contained in this Official Statement, and in any other information provided by the District, that are not purely historical, are forward-looking statements, including statements regarding the 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 District on the date hereof, and the 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, competitive, and 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.

Continuing Compliance with Certain Covenants

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

Drought Conditions

Central Texas, like other areas of the State, is susceptible to drought conditions. The District adopted a water conservation and drought contingency plan and currently has implemented Stage 2 water restrictions for residents of the District. Manville Water Supply Corporation (“MWSC”) provides water to the District in amounts sufficient to service the current residents of the District; however, as drought conditions occur within the District, water usage and rates could be impacted.

Storm Water

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain. See “THE SYSTEM – 100-Year Flood Plain.”

Potential Impact of Natural Disaster

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

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

Environmental Regulation

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:

1. Requiring permits for construction and operation of water supply wells and wastewater treatment facilities;
2. Restricting the manner in which wastes are released into the air, water, or soils;
3. Restricting or regulating the use of wetlands or other property;
4. Requiring remedial action to prevent or mitigate pollution; and
5. 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 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 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 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 Standard, which became effective on August 3, 2018.

Should the Austin Area fail to achieve attainment under EPA NAAQS, or should the Austin Area fail to satisfy an 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 the nonattainment/conformity analysis, the status of the 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 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 District may be required to comply with involve: (1) public water supply systems, (2) wastewater discharges from treatment facilities, (3) storm water discharges, and (4) wetlands dredge and fill activities. Each of these is addressed below:

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

Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2018, 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 with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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

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

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

Operations of the District are also potentially subject to stormwater discharge permitting requirements as set forth under the CWA and regulations implementing the CWA. 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 two general permits for stormwater discharges associated with construction activities and municipal separate stormwater systems. Pursuant to the CWA and EPA regulations, the District is defined as a MS4 (Municipal Separate Storm Sewer System) as it is located in an urbanized area as defined by the EPA. The District is required to develop a stormwater management program (the “Stormwater Management Program”). The Stormwater Management Program must include certain minimum control measures as outlined in the MS4 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 District must utilize one or more best-management practices to achieve minimal compliance as outlined in the permit. The District obtained a waiver of the MS4 Stormwater Management Program in 2014 and has applied for a renewal of such waiver, which application is currently pending at the TCEQ. The District could incur substantial costs related to 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 CWA or the Texas Water Code.

Future and Proposed Tax 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 the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. As of the date hereof, legislation has been introduced in the United States Congress that, if enacted, would make significant changes to the Code, including among other provisions, changes to the federal income tax rates for individuals and corporations. 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.

Future Proposed State Legislation

The Texas Legislature convenes in regular session for 140 days on the second Tuesday in January of odd numbered years. Thereafter the Governor may call one or more special sessions. During this time, the Texas legislature may enact laws that materially change current law relating to districts including with respect to the levy of property taxes. The District makes no representation regarding any action the Texas Legislature may take but intends to monitor proposed legislation for any developments applicable to the 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 become due, any owner of the Bonds shall have a claim under the applicable Bond Insurance Policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the issuer which is recovered by the issuer from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy; however, such payments will be made by the bond insurer (the "Bond Insurer") at such time and in such amounts as would have been due absent such prepayment by the Issuer unless the Bond Insurer chooses to pay such amounts at an earlier time.

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

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

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

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

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

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THE DISTRICT

General

The District was legislatively created by the Special Act as a municipal utility district under Article XVI, Section 59 of the Texas Constitution and operates under the Special Act and Chapters 49 and 54, Texas Water Code, as amended, and, with respect to its road powers, the Special Act and Article III, Section 52 of the Constitution.

The District was created to, among other things, provide water, wastewater, and drainage services, road improvements, and parks and recreational facilities to the property within the District which is currently being developed as a mixed-use development. The District has entered into utility, park, and road improvement construction agreements with the Developer in order to facilitate the construction of water, wastewater, and drainage facilities, road improvements, and parks and recreational facilities to serve property within its boundary.

Management

Board of Directors

The District is governed by a board, consisting of five directors, which has control over and management supervision of all affairs of the District. Directors' terms are four years, with elections held within the District in November of each even-numbered year. All of the directors own property or reside in the District.

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>	<u>Length of Service</u>
Kyle Spears	President	2028	16 ½ Years
Doug Snyder	Vice President	2026	16 ½ Years
Claudia Capers	Secretary	2026	5 ½ Years
Derrick Johnson	Treasurer	2028	2 ½ Years
James Flemmons	Assistant Secretary/Treasurer	2028	1 Month

Consultants

Tax Assessor/Collector

All of the land and improvements in the District are located in Williamson County and are being appraised by WCAD. The Tax Assessor/Collector is appointed by the Board of Directors of the District. The Williamson County Tax Assessor/Collector, Mr. Larry Gaddes, currently serves the District in this capacity under contract.

General Manager

The District and WCWSIDD3 comprise the Star Ranch, Forest Creek, and Silver Leaf developments and are adjacent to each other. In order to provide retail water and wastewater service efficiently and economically, the District and WCWSIDD3 have, pursuant to an Agreement Concerning Management and Operation of District Facilities dated February 22, 2012, agreed that WCWSIDD3 will operate and maintain both districts' utility systems. WCWSIDD3 has, in turn, engaged Crossroads Utility Services LLC ("Crossroads") as the utility operator and general manager for the integrated systems and to provide retail billing and collection services to the customers in both districts. Crossroads serves in a similar capacity for approximately 45 other special districts in the Austin metropolitan area.

Engineer

The District's consulting engineer is Murfee Engineering Company, Inc. (the "District Engineer"). Such firm serves as consulting engineer to approximately 25 other special districts. Additionally, Jones-Heroy & Associates, Inc. serves as special engineer for purposes of District bond issues.

Bookkeeper

Bott & Douthitt, PLLC, certified public accountants, serves as bookkeeper to the District. Such firm serves as bookkeeper to approximately 150 other special districts.

Auditor

Maxwell, Locke & Ritter LLP, certified public accountants, serves as the auditor to the District. Such firm serves as auditor to approximately 60 other special districts. The District's financial statements for the fiscal year ending September 30, 2023, were audited by Maxwell, Locke & Ritter LLP, which audited financial states are attached hereto as "APPENDIX A."

Financial Advisor

Public Finance Group LLC serves as the District's financial advisor (the "Financial Advisor"). The Financial Advisor's 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.

Bond Counsel and Disclosure Counsel

The District has engaged McCall, Parkhurst & Horton L.L.P., Austin, Texas, as Bond Counsel and Disclosure Counsel for the District in connection with the issuance of the District's Bonds. The fees of Bond Counsel and Disclosure Counsel are contingent upon the sale of and delivery of the Bonds.

General Counsel

The District employs Armbrust & Brown, PLLC ("A&B") as general counsel. Fees paid to A&B for work related to the issuance of the Bonds are contingent upon the sale of the Bonds.

Location

The District is located primarily within the extraterritorial jurisdiction of the City and is situated in southeastern Williamson County. The District is located on the west and east sides of SH 130, and is bound to the north by Brushy Creek. The northern part of the District lies approximately one mile south of the intersection of SH 130 and US Highway 79.

Historical and Current Status of Development

The District as originally created contained approximately 430.28 acres. Since the creation of the District, there have been no annexations or exclusions of land.

In March 2006, Tack Development, Ltd. ("Tack Development"), a Texas limited partnership whose general partner is Commerce Texas Properties, Inc., a Texas corporation ("Commerce"), purchased 325.34 acres within the District. Tack Development purchased the land with a combination of cash and a revolving line of credit with First Texas Bank. According to Tack Development, there is no longer any amount outstanding on the revolving line of credit with respect to the purchase of the property, but the lien with respect to such revolving line of credit remains in place on the land that Tack Development still owns. Tack Development does not intend to develop the land itself and has sold acreage in the District to other entities.

Approximately 104.94 acres in the District is owned by KMHR L.P. ("KMHR"), a family-owned Texas limited partnership, unaffiliated with the Developer. The District has not entered into a reimbursement agreement with KMHR for the financing of any infrastructure, and the District can make no representations as to what will happen in the future with respect to such land.

From 2011 to 2014, SR Investments, Ltd. ("SRI"), an affiliate of Tack Development, purchased approximately 58.72 acres from Tack Development, which were developed as Star Ranch Section 7, Phases 1A, 1B, 2, and 4, encompassing 230 single family lots. These Phases are fully built out and contain 230 completed homes.

In 2016, SGD purchased property, with cash, from Tack Development, which was developed as Star Ranch Section 7, Phase 5 (15.91 acres platted as 56 single family lots). Star Ranch Section 7, Phase 5 is completely built out and contains 56 completed homes.

In 2017, SGD purchased property, with cash, from Tack Development, which was developed as Star Ranch Section 7, Phase 6 (23.28 acres platted as 91 single family lots). As of November 1, 2024, Star Ranch Section 7, Phase 6 is completely built out and contains 91 completed homes.

To finance construction of Star Ranch Section 7, Phase 7 (14.96 acres; platted as 44 single-family lots, all of which contain completed single-family homes as of November 1, 2024), SGD has obtained a revolving line of credit from Independent Bank in the maximum principal amount of \$6,137,269. According to SGD, the current outstanding balance on this line of credit is approximately \$150,000.

In 2015, KB Home purchased 20.97 acres from Tack Development and completed the utility facilities to serve Parcel 23, which KB Home developed as the Villas at Star Ranch Townhomes. Parcel 23 lies within both the District and WCWSIDD3. Of the 135 townhomes in Parcel 23, 4 townhomes lots are within the District and 131 townhome lots are located within WCWSIDD3. The total platted acreage is 20.97 acres, with 0.98 acres located within the District. KB Home has constructed Parcel 23 as the Villas at Star Ranch Townhomes. The portion of Parcel 23 within the District is fully built out and contains 4 completed townhomes.

In 2018, KB Home purchased an additional 33.15 acres of land from Tack Development, of which approximately 22.687 acres were developed as Star Ranch Section 7, Phase 3, Phase 1 (platted as 131 single family lots and also known as Parcel 22, Phase I). As of November 1, 2024, Star Ranch Section 7, Phase 3, Phase 1 (Parcel 22, Phase 1) contained 131 completed homes. KB Home subsequently developed the remaining 10.463 acres of land purchased from Tack Development, as Star Ranch Section 7, Phase 3, Phase 2 (Parcel 22, Phase 2) as 56 single-family lots. Of the platted 56 single-family lots in Star Ranch Section 7, Phase 3, Phase 2 (Parcel 22, Phase 2), 31 lots are located within the District and the

remaining 25 lots are within WCWSIDD3. Tack Development reserved reimbursement rights to relevant bond proceeds in connection with such development. As of November 1, 2024, Star Ranch Section 7, Phase 3, Phase 2 (Parcel 22, Phase 2) is completely built out and contains 41 completed single-family homes.

As of November 1, 2024, Star Ranch Section 7, Phase 8 (platted as 116 single-family lots) is completely built out and contains 116 completed homes.

As of November 1, 2024, approximately 175.46 acres have been developed with utility facilities as the single-family residential subdivision Star Ranch, Section 7, Phases 1A, 1B, 2, 3 (Parcel 22), 4, 5, 6, 7, and 8 and townhome section Parcel 23, encompassing a total of 713 developed lots, which includes 709 completed single-family homes and 4 townhomes.

The following chart reflects the status of development as of November 1, 2024.

Section	Acreage	Platted Lots	Completed Homes	Homes Under Construction	Vacant Lots
A. Single Family Developed with Utility Facilities					
Star Ranch Section 7, Phase 1A	6.7800	26	26	-	-
Star Ranch Section 7, Phase 1B	13.5500	50	50	-	-
Star Ranch Section 7, Phase 2	17.0000	56	56	-	-
Star Ranch Section 7, Phase 4	21.3900	98	98	-	-
Star Ranch Section 7, Phase 5	15.9100	56	56	-	-
Star Ranch Section 7, Phase 6	23.2800	91	91	-	-
Star Ranch Section 7, Phase 7	14.9600	44	44	-	-
Star Ranch Section 7, Phase 8	28.4600	116	116	-	-
Star Ranch Parcel 22, Phase 1 ^(a)	22.6870	131	131	-	-
Star Ranch Parcel 22, Phase 2 ^(a)	10.4630	41	41	-	-
Star Ranch Parcel 23 ^(b)	0.9800	4	4	-	-
Total Single Family Developed with Utilities	175.4600	713	713	-	-
B. Remaining Developable Acreage^(c)	183.9400				
C. Undevelopable Acreage					
Floodplain/Open Space	62.2600				
Detention Ponds	7.5900				
Golf Course ^(d)	1.0300				
Total Undevelopable Acreage	70.8800				
Total District Acreage	430.2800				

(a) Star Ranch Parcel 22, Phase 1 is also known as Star Ranch Section 7, Phase 3, Phase 1 (33.15 acres total).

KB Home Lone Star, Inc., a subsidiary of KB Home Inc., a publicly traded company listed on the New York Stock Exchange, purchased this acreage from Tack Development, and developed the utility facilities, with Tack Development reserving all reimbursement rights.

Parcel 22, Phase 2 consists of 10.4630 acres; platted as 56 single family lots. Of the 66 platted single-family lots developed, 41 lots are within the District and the remaining 25 lots are within WCWSIDD3.

(b) Star Ranch Parcel 23 (20.97 acres, platted as 36 townhome lots) lies mostly within WCWSIDD3. Only a small portion (0.98 acres; platted as 4 townhome lots) lies within the District. KB Home developed and constructed townhomes in Parcel 23, called the Villas at Star Ranch.

(c) It is currently anticipated that full build-out of the District will likely require additional water storage facilities, and will require additional water supply capacity under the Water Supply Agreement (as defined herein) beyond the District's current allocation of 909 LUEs. See "THE SYSTEM." Additionally, in December 2021, the District received a report from SWWC (as defined herein) indicating that SWWC's wastewater treatment facility (which serves the District and other customers) is nearing its capacity limits and will need to be expanded to serve full build-out of the District (and other customers in the plant's service area). According to the information obtained from the District's Engineer, initial stages of construction for the expansion have commenced. SWWC has advised the District that a significant increase in wastewater impact fees will be required in order to recoup the costs of expansion. See "THE SYSTEM - Wastewater Collection and Treatment."

(d) A small portion of the Star Ranch Golf Course (approximately 1.03 acres) lies within the District. The remaining 183.94 acres are within WCWSIDD3.

Future Development

The instigation of any new development beyond that described in this Official Statement will be dependent on several factors including, to a great extent, the general and other economic conditions which would affect the ability to sell lots and/or property and of any homebuilder to sell completed homes as described in this Official Statement under the caption "INVESTMENT CONSIDERATIONS." If the undeveloped portion of the District is eventually developed, additions to the water, wastewater, and drainage systems required to service such undeveloped acreage may be financed by future District bond issues, if any, and developer contributions, if any, as required by the TCEQ. The District's Engineer estimates that the \$139,315,000 remaining principal amount of voted water, wastewater, and drainage bonds which are authorized to be issued should be sufficient to reimburse the Developer for the existing utility facilities and provide utility service to the remaining undeveloped but potentially developable acres within the District. See "THE BONDS – Issuance of Additional Debt." The Developer is under no obligation to complete any development, if begun, and may modify or discontinue development plans in its sole discretion. Accordingly, the District makes no representation that future development will occur.

Consent Agreement with the City of Hutto

Effective February 15, 2006, the City, the District, and Commerce Properties, Inc. entered into an Agreement Concerning Creation of and Inclusion of Land in Conservation and Reclamation District and to Division of District (the "Consent Agreement") pursuant to which the City consented to the creation of the District and to the division of the District as permitted by the Special Act. Among other things, the Consent Agreement (i) required the City and the District to enter into a strategic partnership agreement pursuant to which the commercial acreage within the District would be annexed by the City for limited purposes; (ii) authorized the issuance of bonds by the District; and (iii) set forth certain provisions that govern the development of the land within the District, including approval of the Concept Plan for the District. See "Strategic Partnership Agreement" below. Pursuant to the Consent Agreement, the City consented to the annexation of certain additional property into the District and agreed not to annex the District for full purposes until the earlier of 30 years after approval of the Consent Agreement or the completion of construction and issuance of the District's bonds for 90% of the "District Facilities" defined in the Consent Agreement. The Consent Agreement also provides that neither the City nor the District will, during the term of the agreement, attempt to impose (a) any moratorium on building or development within the District or (b) any land use or development regulation that limits the rate or timing of land use approvals. However, such limitation does not apply to temporary moratoriums uniformly imposed throughout the City due to an emergency constituting imminent threat to the public health or safety. The Consent Agreement became effective as of the date of execution by the City and will continue until the District is annexed and dissolved by the City. The City has previously indicated a desire to amend the Consent Agreement to update the Concept Plan for the District and clarify certain development procedures and requirements applicable to the land within the District; however, no official action to amend the Consent Agreement has been taken by the City at this time.

Strategic Partnership Agreement

The District and the City entered into a Strategic Partnership Agreement dated effective November 20, 2006 pursuant to Section 43.0751, Texas Local Government Code, whereby the commercial portion of the District (approximately 70 acres) was annexed into the City for limited purposes, while the balance of the District remains in the City's extraterritorial jurisdiction. As a result of the limited purposes annexation, the City imposes its 2% sales and use taxes (but not its property taxes) within the area of limited purpose annexation. The City has also entered into an Economic Development Agreement with Commerce Properties, Inc. pursuant to which the City has agreed to grant 50% of the sales tax funds collected within the District to Commerce Properties or its assigns, for the construction of certain roads necessary for further commercial and residential development within the District and the Hutto area. In addition, pursuant to the Strategic Partnership Agreement, the City has agreed not to annex the District for general purposes until the earlier of 30 years from the date of the agreement or upon the completion and issuance of District bonds for 90% of utility infrastructure by the District. The City and the District are in the process of amending the Strategic Partnership Agreement to authorize the City to annex for limited purposes an additional +/- 15.5 acres of commercial property within the District.

THE DEVELOPER

Role of Developer

In general, the activities of a landowner or developer within a utility district, such as the District, include purchasing land within the future district, petitioning for creation of the district, designing the development, defining a marketing program, planning building schedules, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities) pursuant to the rules of the TCEQ, and selling improved lots or commercial reserves 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 drainage facilities. However, certain districts, such as the District, have statutorily or TCEQ-approved road powers and thus may finance eligible road improvements; additionally, districts in Williamson County (such as the District) and other specified counties may finance eligible park and recreational improvements. While a landowner or 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 the developer to perform such activities in development of the property within the utility district may have a profound effect on the security for the bonds issued by a district.

Description of the Developer

The developer currently active within the District is SGD. Additionally, KB Home Lone Star Inc., a subsidiary of KB Home Inc., a publicly traded company listed on the New York Stock Exchange (such subsidiary, "KB Home"), purchased approximately 33.15 acres of land from Tack Development, which was developed by KB Home as Star Ranch Section 7, Phase 3, Phase 1 (platted as 131 single-family lots, all of which have been completed as of December 31, 2023, and also known as Parcel 22, Phase 1) in April 2018. KB Home also constructed Star Ranch Section 7, Phase 3, Phase 2 (also known as Parcel 22, Phase 2) (platted as 56 single-family lots), of which 31 lots are within the District and 25 lots are within WCWSIDD3. As of November 1, 2024, Star Ranch Section 7, Phase 3, Phase 2 (also known as Star Ranch Parcel 22, Phase 2) had all 31 single-family homes completed. Tack Development reserved all reimbursement rights to relevant bond proceeds in connection with such development.

The President of SGD is Tim Timmerman, a second-generation developer of residential and commercial property in Central Texas and current chairman of the Board of Directors of the Lower Colorado River Authority. Among other development projects with which Mr. Timmerman and his affiliated entities have been involved is the broader Star Ranch development project within WCWSIDD3, where Mr. Timmerman and his affiliated entities have completed development of approximately 129.17 acres of residential development (consisting of 462 single-family lots and 81 townhome units) and approximately 250 acres of commercial development (including an approximately 183-acre golf course). Outside the broader Star Ranch development, other single-family development projects with which Mr. Timmerman and his affiliated entities have been involved include Round Rock Ranch, an approximately 400-acre master-planned community in Round Rock, Texas. Other multi-family projects with which Mr. Timmerman and his affiliated entities include the Creekside at Kenney's Fort development in Round Rock, Texas and the Biltmore at the Park development in Pflugerville, Texas, together comprising a total of approximately 670 multi-family units.

The Developer is not responsible for, liable for, and has not made any commitment for payment of the Bonds or other obligations of the District. The Developer has no legal commitment to the District or owners of the Bonds to continue development of land within the District and may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the Developer's financial condition is subject to change at any time.

Acquisition and Development Financing

In March 2006, Tack Development purchased 325.34 acres within the District with a combination of cash and a revolving line of credit with First Texas Bank. According to Tack Development, there are no longer any amounts outstanding on the revolving line of credit with respect to the purchase of the property, but the lien with respect to such revolving line of credit remains in place on the land that Tack Development still owns.

SRI, a related entity to Tack Development, has purchased acreage from Tack Development and developed such acreage with development loans for each phase borrowed against the revolving line of credit with First Texas Bank.

In 2011, SRI purchased property from Tack Development which was developed as Star Ranch Section 7, Phases 1A and 1B. SRI obtained approximately \$900,000 as a development loan from the revolving line of credit with First Texas Bank to develop Star Ranch Section 7, Phase 1A. Additionally, SRI obtained approximately \$900,000 as a development loan from the revolving line of credit with First Texas Bank to develop Star Ranch Section 7, Phase 1B. According to SRI, there are no outstanding balances with respect to both development loans.

In January 2014, SRI purchased property from Tack Development, which was developed as Star Ranch Section 7, Phase 2. SRI obtained approximately \$1,700,000 as a development loan from the revolving line of credit with First Texas Bank to develop Star Ranch Section 7, Phase 2. According to SRI, there is no outstanding balance on the revolving line of credit with respect to this development loan.

In 2015, SRI purchased property from Tack Development which was developed as Star Ranch Section 7, Phase 4. SRI obtained an approximately \$2,416,450 development loan from Independent Bank to develop this section. According to SRI, there is no outstanding balance on this development loan.

In 2016, SGD purchased property, with cash, from Tack Development, which was developed as Star Ranch Section 7, Phase 5. SGD obtained a development loan from Independent Bank to develop this section. According to SGD, there is no outstanding balance on this development loan.

In 2017, SGD purchased property, with cash, from Tack Development, which was developed as Star Ranch Section 7, Phase 6. SGD obtained a development loan from Independent Bank to develop this section. According to SGD, there is no outstanding balance on this development loan.

To finance construction of Star Ranch Section 7, Phase 7 (platted as 44 single-family lots on approximately 14.955 acres), which was completed in 2020, as well as Star Ranch Section 7, Phase 8, which was completed in the first quarter of 2021, SGD has obtained a revolving line of credit from Independent Bank in the maximum principal amount of \$6,317,269. According to SGD, the current outstanding balance on this line of credit is approximately \$150,000.

The President of the Board of Directors of the District, Kyle Spears, is employed as a Senior Vice President of Independent Bank.

SGD also has a \$3,500,000 revolving line of credit with First Texas Bank that is secured by property SGD owns in the District, and approximately \$1,433,754 is currently outstanding on the revolving line of credit.

In 2018, KB Home purchased 33.15 acres of land from Tack Development, of which approximately 22.687 acres was developed as Star Ranch Section 7, Phase 3, Phase 1 (platted as 131 single family lots and also known as Parcel 22, Phase I). As of November 1, 2024, Star Ranch Section 7, Phase 3, Phase 1 (Parcel 22, Phase I) had all 131 single-family homes completed. KB Home subsequently developed the remaining 10.463 acres of land purchased from Tack Development, as Star Ranch Section 7, Phase 3, Phase 2 (Parcel 22, Phase 2) as 56 single-family lots. Of the platted 56 single-family lots in Star Ranch Section 7, Phase 3, Phase 2 (Parcel 22, Phase 2), 31 lots are located within the District and the remaining 25 lots are within WCWSIDD3. Tack Development reserved reimbursement rights to relevant bond proceeds in connection with such development.

Home construction in the District began in 2013. The following chart illustrates the number of homes built per year starting in 2013.

Calendar Year	No. of Single-Family Homes Constructed
2013	28
2014	44
2015	45
2016	61
2017	85
2018	59
2019	89
2020	92
2021	77
2022	60
2023	48
2024	25*

* Includes 25 completed homes completed as of November 1, 2024.

Utility Construction Agreements

The District has entered into several utility, park, and road improvements construction agreements with the Developer and affiliates of the Developer governing the development of water, wastewater, and drainage facilities, roads, and park and recreational facilities to serve the District and the reimbursement for certain of the costs of such development through the issuance of bonds by the District. The District has entered into four separate utility construction agreements with SRI relating to the payment of water and wastewater impact fees, water, wastewater, and drainage facilities, road improvements, and parks and recreational facilities to serve Star Ranch, Sections 7-1A, 7-1B, 7-2, and 7-4. The District has entered into utility construction agreements with SGD relating to the payment of water and wastewater impact fees, water, wastewater, and drainage facilities, road improvements, and parks and recreational facilities to serve Star Ranch, Section 7, Phase 5, Star Ranch, Section 7, Phase 6, Star Ranch Section 7, Phase 7, Star Ranch Section 7, Phases 8 – 10 (now known simply as Star Ranch Section 7, Phase 8), and the remainder of the Star Ranch project located in the District. The District has also entered into utility construction agreements with Tack Development relating to Star Ranch Parcel 23 and Star Ranch, Section 7, Phase 3 (aka Parcel 22), portions of which are in the District; and Star Ranch, Commercial Lot 1, Block D.

Agricultural Exemption

Much of the undeveloped acreage within the District is subject to an agricultural exemption. See “TAXING PROCEDURES - Property Subject to Taxation by the District.”

THE SYSTEM

Regulation

The water, wastewater, and storm drainage facilities (the “System”), the purchase, acquisition, and construction of which will be permanently financed by the District with the proceeds of new money utility bonds, have been designed in accordance with accepted engineering practices and the approval of certain governmental agencies having regulatory or supervisory jurisdiction over construction and operation of such facilities, including, among others, the TCEQ, Williamson County, and the City. According to the District Engineer, the design of all such facilities has been approved by all governmental agencies which have authority over the District.

Operation of the District's waterworks and wastewater facilities is subject to regulation by, among others, the EPA and the TCEQ. The rules and regulations promulgated by these agencies change periodically and are subject to further development and revision. The TCEQ makes annual inspections of the water and wastewater systems to assure compliance with its rules.

Water Supply and Distribution

The District receives its potable water from Manville Water Supply Corporation ("MWSC") pursuant to a 40-year wholesale water supply agreement dated July 13, 2000 between WCWSIDD3, MWSC, and Tack Development, which agreement was amended on August 13, 2001, August 21, 2006, November 10, 2011 and August 11, 2022 (as amended, the "Water Supply Agreement"). The Water Supply Agreement, prior to the November 10, 2011 amendment, provided for water in an amount sufficient to serve up to 2,600 living-unit-equivalents ("LUEs") based upon a phased development schedule beginning with 250 LUEs in 2000 and the addition of 250 LUEs per year up to 2014 and the remainder paid by 2015. The November 10, 2011 amendment added the District as a party to the Water Supply Agreement, bringing additional area into the agreement for water service, and provided for water in an amount sufficient to serve up to 3,400 LUEs. The absorption schedule was changed to reflect 100 LUEs per year up to 2027 and the remainder paid by 2028. Of the 3,400 LUEs of capacity, 800 LUEs were allocated to the District and 2,600 LUEs were allocated to WCWSIDD3; however, pursuant to the August 11, 2022 amendment to the Water Supply Agreement, the District and WCWSIDD3 are authorized to allocate water capacity under the Water Supply Agreement between themselves by written agreement, subject to the overall limit of 3,400 LUEs. Pursuant to such authority, WCWSIDD3 has allocated 109 LUEs of water capacity under the Water Supply Agreement to the District, the effect of which is that, of the 3,400 total LUEs available under the Water Supply Agreement, the District has been allocated 909 LUEs and WCWSIDD3 has been allocated 2,491 LUEs. It is currently anticipated that full build-out of the District will likely require additional storage facilities (potentially in the District or in WCWSIDD3) and will require additional water capacity under the Water Supply Agreement beyond the District's current allocation of 909 LUEs. The District and WCWSIDD3 have commenced negotiations with Manville for such additional capacity.

Pursuant to the Water Supply Agreement, for each LUE to be purchased during a fiscal year, Tack Development, the District, or WCWSIDD3 is required to pay MWSC a capital recovery fee for such LUE in the amount from time to time charged by MWSC to its own retail customers. A deposit in the amount of \$100 per LUE for all LUEs to be purchased during each fiscal year must be paid to MWSC at the start of each fiscal year, which is then credited against the LUE fees to be paid during that fiscal year. If Tack Development, the District, and WCWSIDD3 fail to purchase or make deposits for water LUEs in accordance with the LUE purchase schedule, any and all LUEs not timely purchased are deemed forfeited for that fiscal year and the cumulative total commitment is reduced accordingly. Pursuant to the November 10, 2011 amendment, the District and WCWSIDD3 allocate the LUEs to be purchased during each fiscal year between themselves. Additionally, the obligation of MWSC to continue delivery of water to the District is specifically conditioned on the District, Tack Development, or related entities contributing to MWSC a water storage facility site and two water well sites. Any defaults or disputes under the Water Supply Agreement are to be subject to arbitration by the parties.

According to MWSC's engineer, MWSC is a member-owned, member-controlled non-profit corporation currently serving 18,928 connections. MWSC's engineer has stated that the MWSC system consists of 24 active production wells with a combined capacity of 17,297 gallons per minute ("gpm"), which includes 1,320 gpm from the City of Pflugerville supply and 600 gpm from a City of Austin supply, sufficient to serve 28,828 LUEs with well capacity being the limiting component. MWSC's engineer has also stated that the current MWSC system capacity is supported by 16,350,000 gallons of total storage, including 3,200,000 gallons elevated storage, including a 1,000,000-gallon elevated storage tank across SH 130 from the District, and 13,150,000 gallons ground storage. MWSC has made system improvements, expanding its delivery and supply capacity in both physical plant improvements as well as contractual supply and purchase agreements. The MWSC engineer states that MWSC is preparing a plan for future facilities necessary to continue to provide adequate service to its present and future customers. According to the District's Engineer, MWSC delivers potable water to the District through four master meters for distribution to District customers through 8-inch and 12-inch water lines.

Wastewater Collection and Treatment

The District receives wastewater treatment service through a 40-year wholesale contract with SWWC Utilities, Inc. ("SWWC") (as amended, the "Wastewater Agreement"). Pursuant to the Wastewater Agreement, SWWC agrees to provide wastewater treatment service for the ultimate build out within the District. SWWC has stated that its Forest Creek wastewater treatment plant is operated pursuant to a permit issued by the TCEQ, with a permitted capacity of 990,000 gallons per day ("gpd"). Additionally, SWWC has stated that an expansion of the Forest Creek wastewater treatment has been completed, bringing its capacity up to the permitted maximum, which is capable of serving 4,950 equivalent single-family connections ("ESFCs") based on an average daily flow of 200 gpd/ESFC. The TCEQ approved the use of a lower flow (gallons per day) per connection design criteria for the Forest Creek WWTP based upon historical flow and connection records for the plant and service area collected from January 2006 through February 2009. The TCEQ concluded that using a flow factor of 200 gpd/ESFC is reasonable. SWWC has stated that it has sufficient capacity available for the District's current requirements.

According to the District's Engineer, the ultimate build out of the District is estimated at 3,182 LUEs, under the current land plan. Additionally, SWWC has stated that it expects to be able to serve its existing and future customers, including the District at ultimate development. However, in December 2021, the District received a report from SWWC indicating that SWWC's wastewater treatment facility (which serves the District and other customers) is nearing its capacity limits and will need to be expanded to serve full build-out of the District (and other customers in the plant's service area). SWWC has advised the District that a significant increase in wastewater impact fees will be required in order to recoup the costs of expansion, which is now under construction.

Storm Drainage

The storm drainage system that serves the District consists of curb and guttered streets and storm sewers. The collected storm water runoff is routed through detention and water quality ponds, thence into tributaries of Brushy Creek, and ultimately to the Brazos River.

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 (1%) chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet regulatory requirements and to be eligible for federal flood insurance.

According to the District’s Engineer, approximately 63 acres located within the District are located within the 100-year flood plain, as identified by the Federal Flood Insurance Administration Rate Map No. 48491C0515F for Williamson County, Texas, dated September 26, 2008.

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States (“Atlas 14”) which shows that severe rainfall events are now occurring more frequently. Within Texas, the Atlas 14 study showed an increased number of rainfall events in a band extending from the upper Gulf Coast in the east and running west generally along the I-10 corridor to Central Texas. In particular, the study shows that Central Texas is more likely to experience larger storms than previously thought. Based on this study, various governmental entities, including Williamson County, 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). Flood plain boundaries within the District may be redrawn based on the Atlas 14 study based on the higher statistical rainfall amount, and could mean higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the flood plain.

Water, Wastewater, and Drainage Operations

Rate and Fee Schedule - Table 1

The Board of Directors of the District establishes rates and fees for water and sewer service. The following schedule sets forth the rates and fees for the District’s water and sewer service which became effective as of September 12, 2024.

Water (monthly billings)

Base Rate for 5/8” meter:

Base Rate (2,000 gallons of water service and solid waste pick-up)	\$ 34.70 (minimum)
2,001 – 15,000 gallons of water used	\$ 4.50 per 1,000 gallons
Over 15,001 gallons of water used	\$ 5.55 per 1,000 gallons

Wastewater Usage Charge (monthly billings)

Single Family:

Base Rate:	\$ 56.74
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Tap Connection Fees:

Water 5/8” Meter.....	\$ 360.00
Water ¾” Meter.....	\$ 435.00
Water 1” Meter.....	\$ 650.00
Water 1-1/2” Meter	\$ 1,750.00
Over Water 1-1/2” Meter	if installed by the District, cost times three; if installed by the customer, \$350 per LUE

Wastewater Residential	\$ 360.00 per LUE
Wastewater Commercial	if installed by the District, cost times three; if installed by the customer, \$360 per LUE

Capital Expenditure Fees:

Water and wastewater capacity charges are also charged by the District and payable to the District for wholesale water from MWSC and wastewater service from SWWC.

Water.....	\$ 12,071.00 per LUE
Wastewater.....	\$ 1,931.00 per LUE

Operating Revenues and Expenses Statement - Table 2

The following statement sets forth in condensed form the historical operations of the District as derived from the District’s audited financial statements for the years ending September 30, 2020 through September 30, 2023. Unaudited financial information for the period ending October 31, 2024 has been provided by the District’s bookkeeper. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary has been prepared from information obtained from the District’s financial statements and records. Reference is made to such statements for further and more complete information. Also see “Appendix A – Audited Financial Statements.”

	Fiscal Year End					
	10/31/2024 ^(a)	9/30/2024 ^(b)	9/30/2023 ^(c)	9/30/2022 ^(c)	9/30/2021 ^(c)	9/30/2020 ^(c)
REVENUES						
Property taxes, including penalties	\$ 11,898	\$ 987,742	\$ 1,162,725	\$ 899,267	\$ 497,666	\$ 504,663
Service Accounts	72,524	1,412,338	1,094,706	1,016,716	852,034	661,701
Tap Connection & Inspection Fees	-	-	12,000	225,970	156,250	135,575
Meter Charges	-	-	-	-	-	-
Interest	14,289	163,961	111,806	12,947	453	7,375
Developer Advance	-	-	-	-	-	-
Other	618	16,940	-	-	-	-
TOTAL REVENUES	\$ 99,328	\$ 2,580,982	\$ 2,381,237	\$ 2,154,900	\$ 1,506,403	\$ 1,309,314
EXPENDITURES						
Water & WW Purchases	\$ 84,277	\$ 859,727	\$ 851,661	\$ 716,987	\$ 706,631	\$ 484,919
Garbage Fees	13,704	162,273	156,725	142,406	119,242	85,807
Operations Fee	11,714	140,511	111,027	108,526	77,829	63,955
Cost Sharing Allocation Fee	550	5,250	-	-	-	-
Inspection Fees	-	7,000	32,456	24,207	56,843	58,076
Utilities	911	24,316	21,587	17,288	15,100	13,682
Security Services	3,495	42,365	40,572	34,104	29,752	18,959
Repairs & Maintenance	9,100	129,726	96,553	104,711	308,411	49,524
Director Fees, including payroll	1,365	20,808	10,538	7,428	13,241	10,496
Tax Appraisal/Collection Fees	-	6,166	6,195	4,868	2,863	3,093
Insurance	9,162	7,827	7,193	5,797	3,341	3,303
Legal Fees	10,752	103,257	81,856	78,831	84,559	63,538
Accounting Fees	2,150	24,000	25,500	24,900	23,150	22,350
Engineering Fees	4,208	48,026	39,513	52,203	42,064	56,255
Audit Fees	-	13,500	13,000	13,000	12,500	12,000
Financial Advisor Fees	1,271	1,090	1,076	1,066	893	1,035
Capital Outlay	-	-	-	-	-	225,530
Other	1,176	28,643	36,550	29,012	21,974	22,638
TOTAL EXPENDITURES	\$ 153,834	\$ 1,624,484	\$ 1,532,002	\$ 1,365,334	\$ 1,518,393	\$ 1,195,160
NET REVENUES (DEFICIT)	\$ (54,506)	\$ 956,497	\$ 849,235	\$ 789,566	\$ (11,990)	\$ 114,154
Beginning Fund Balance	\$ 3,683,971	\$ 2,727,474	\$ 1,878,239	\$ 1,088,673	\$ 1,100,663	\$ 986,509
Plus / (Less): Fund Transfers	-	-	-	-	-	-
Ending Fund Balance	\$ 3,629,465	\$ 3,683,971	\$ 2,727,474	\$ 1,878,239	\$ 1,088,673	\$ 1,100,663

(a) Unaudited as of September 30, 2024. Partial year. Represents approximately twelve (12) months of the District’s 2024 fiscal year.

(b) Unaudited as of September 30, 2024.

(c) Audited.

DEBT SERVICE REQUIREMENTS – TABLE 3

Williamson County Municipal Utility District No. 22

\$2,470,000

Unlimited Tax Bonds, Series 2025

Dated Date: January 9, 2025

First Interest Payment Due: September 1, 2025

Year Ending 31-Dec	Outstanding Bonds				The Bonds				Principal and Interest	Total Debt Service Requirements
	Principal Due (09/01)	Interest		Total	Principal (Due 9/01)	Interest		Total		
		Due (03/01)	Due (09/01)			Due (03/01)	Due (09/01)			
2025	\$ 735,000	\$ 566,234	\$ 566,234	\$ 1,867,468	\$ 25,000	\$ -	\$ 69,028	\$ 69,028	\$ 94,028	\$ 1,961,497
2026	865,000	544,038	544,038	1,953,075	10,000	52,806	52,806	105,613	115,613	2,068,688
2027	905,000	524,575	524,575	1,954,150	10,000	52,506	52,506	105,013	115,013	2,069,163
2028	925,000	506,513	506,513	1,938,025	10,000	52,206	52,206	104,413	114,413	2,052,438
2029	960,000	488,750	488,750	1,937,500	15,000	51,906	51,906	103,813	118,813	2,056,313
2030	995,000	470,478	470,478	1,935,956	10,000	51,456	51,456	102,913	112,913	2,048,869
2031	1,030,000	451,531	451,531	1,933,063	10,000	51,156	51,156	102,313	112,313	2,045,375
2032	1,070,000	433,663	433,663	1,937,325	15,000	50,856	50,856	101,713	116,713	2,054,038
2033	1,105,000	417,159	417,159	1,939,319	10,000	50,406	50,406	100,813	110,813	2,050,131
2034	1,140,000	399,697	399,697	1,939,394	15,000	50,106	50,106	100,213	115,213	2,054,606
2035	1,180,000	381,728	381,728	1,943,456	15,000	49,656	49,656	99,313	114,313	2,057,769
2036	1,215,000	362,831	362,831	1,940,663	15,000	49,206	49,206	98,413	113,413	2,054,075
2037	1,260,000	342,703	342,703	1,945,406	15,000	48,906	48,906	97,813	112,813	2,058,219
2038	1,305,000	321,631	321,631	1,948,263	20,000	48,606	48,606	97,213	117,213	2,065,475
2039	1,355,000	299,288	299,288	1,953,575	15,000	48,206	48,206	96,413	111,413	2,064,988
2040	1,400,000	276,022	276,022	1,952,044	20,000	47,906	47,906	95,813	115,813	2,067,856
2041	1,460,000	251,147	251,147	1,962,294	20,000	47,494	47,494	94,988	114,988	2,077,281
2042	1,450,000	224,053	224,053	1,898,106	20,000	47,081	47,081	94,163	114,163	2,012,269
2043	1,570,000	196,966	196,966	1,963,931	20,000	46,669	46,669	93,338	113,338	2,077,269
2044	1,625,000	169,234	169,234	1,963,469	20,000	46,256	46,256	92,513	112,513	2,075,981
2045	1,685,000	141,591	141,591	1,968,181	20,000	45,844	45,844	91,688	111,688	2,079,869
2046	1,750,000	107,566	107,566	1,965,131	20,000	45,431	45,431	90,863	110,863	2,075,994
2047	1,810,000	78,647	78,647	1,967,294	25,000	45,019	45,019	90,038	115,038	2,082,331
2048	1,930,000	41,013	41,013	2,012,025	25,000	44,503	44,503	89,006	114,006	2,126,031
2049	-	-	-	-	2,070,000	43,988	43,988	87,975	2,157,975	2,157,975
	<u>\$ 30,725,000</u>	<u>\$ 7,997,056</u>	<u>\$ 7,997,056</u>	<u>\$ 46,719,113</u>	<u>\$ 2,470,000</u>	<u>\$ 1,168,178</u>	<u>\$ 1,237,206</u>	<u>\$ 2,405,384</u>	<u>\$ 4,875,384</u>	<u>\$ 51,594,497</u>

**FINANCIAL STATEMENT
(Unaudited)**

Assessed Value – Table 4

2024 Certified Assessed Valuation	\$ 337,908,186 ^(a)
Estimated Assessed Valuation as of November 1, 2024	\$ 338,630,000 ^(b)
Gross Debt Outstanding (after issuance of the Bonds)	\$ 33,195,000 ^(c)
Ratio of Gross Debt to 2024 Certified Assessed Valuation	9.82%
Ratio of Gross Debt to Estimated Assessed Valuation as of November 1, 2024	9.80%

2024 Tax Rate

Debt Service	\$ 0.5775
Maintenance	<u>0.2875</u>
Total 2024 Tax Rate	<u>\$ 0.8650</u> ^(d)

Debt Service Fund Balance (as of December 12, 2024) \$ 915,908 ^(e)

Area of District: 430.28 acres
Estimated Population as of November 1, 2024: 2,202^(e)

- (a) The certified assessed valuation as of January 1, 2024, as provided by WCAD. See “TAXING PROCEDURES.”
- (b) The estimated assessed valuation as of November 1, 2024, as provided by WCAD, is included solely for purposes of illustration. No taxes will be levied on this assessed valuation unless it is certified by WCAD. See “TAXING PROCEDURES.”
- (i) Includes the Bonds.
- (c) The District’s Board, at its meeting in September 2024, levied a total tax rate of \$0.8650. See “TAXING PROCEDURES.”
- (d) Unaudited as of December 12, 2024. Does not include approximately twelve (12) months of capitalized interest (\$108,526 at an interest rate of 4.393773%) included in the Bond proceeds, to be deposited into the District’s Debt Service Fund upon closing. Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the District’s Debt Service Fund.
- (e) Based upon 3.0 residents per completed and occupied single family home.

Unlimited Tax Bonds Authorized but Unissued - Table 5

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
5/12/2007	Water, Wastewater, and Drainage	\$ 164,350,000	\$ 25,035,000 ^(a)	\$ 139,315,000
5/12/2007	Water, Wastewater, and Drainage Refunding Bonds	246,000,000	145,000	245,855,000
5/12/2007	Roads	50,725,000	10,155,000	40,570,000
5/12/2007	Road Refunding Bonds	76,087,500	-	76,087,500
5/12/2007	Parks and Recreation	6,300,000	-	6,300,000
5/12/2007	Parks and Recreation Refunding Bonds	<u>9,450,000</u>	<u>-</u>	<u>9,450,000</u>
Total		\$ 552,912,500	\$ 35,335,000	\$ 517,577,500

(a) Includes the Bonds.

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Outstanding Bonds - Table 6

Dated Date	Purpose	Original Series	Original Principal Amount	Principal Amount Outstanding after the Issuance of the Bonds
03/01/15	Water, Wastewater, and Drainage	2015	\$ 2,000,000	\$ -
08/11/16	Water, Wastewater, and Drainage	2016	2,100,000	1,875,000
06/08/17	Water, Wastewater, and Drainage	2017	1,900,000	1,550,000
09/13/18	Water, Wastewater, and Drainage	2018	2,500,000	2,200,000
09/12/19	Water, Wastewater, and Drainage	2019	2,500,000	2,320,000
05/14/20	Roads	2020	2,995,000	2,425,000
06/08/21	Refunding	2021	1,900,000	1,675,000
09/09/21	Roads	2021A	2,750,000	2,735,000
05/26/22	Roads	2022	2,435,000	2,420,000
12/15/22	Water, Wastewater, and Drainage	2022A	7,565,000	7,555,000
06/13/24	Roads	2024	1,975,000	1,970,000
08/08/24	Water, Wastewater, and Drainage	2024A	4,000,000	4,000,000
01/09/25	Water, Wastewater, and Drainage	2025	2,470,000	2,470,000 ^(a)
	Subtotal		\$ 37,090,000	\$ 33,195,000

(a) The Bonds.

Cash and Investment Balances - Table 7^(a)

General Fund	\$ 3,348,387
Debt Service Fund	915,908 ^(b)
Capital Projects Fund	414,274

(a) Unaudited as of December 12, 2024.

(b) Does not include approximately twelve (12) months of capitalized interest (\$108,526 at an interest rate of 4.393773%), included in the Bond proceeds, to be deposited into the District’s Debt Service Fund upon closing. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Debt Service Fund.

Investment Authority and Investment Practices of the District

Under State law, the District is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities, including letters of credit; (2) direct obligations of the State of Texas 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 are guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities; (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) certificates of deposit and share certificates meeting the requirements of the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code, as amended) (the “PFIA”) (i) that are issued by or through an institution that has its main office or a branch office in Texas and are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund, or are secured as to principal by obligations described in clauses (1) through (6) or in any other manner and amount provided by law for District deposits; or (ii) that are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and otherwise meets the requirements of the PFIA; (8) fully collateralized repurchase agreements that have a defined termination date, are fully secured by obligations described in clause (1), and are placed through a primary government securities dealer or a financial institution doing business in the State of Texas; (9) 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; (10) commercial paper with a stated maturity of 270 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; (11) no-load money market mutual funds registered with and regulated by the SEC that have a dollar weighted average stated maturity of 90 days

or less and include in their investment objectives the maintenance of a stable net asset value of \$1 for each share; and (12) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, invest exclusively in obligations described in the this paragraph, and are continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than “AAA” or its equivalent. 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 in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described below.

A political subdivision such as the District may enter into 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 (6) 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 (6) above, clauses (10) through (12) above, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the District, held in the District’s name, and deposited at the time the investment is made with the District or a third party designated by the 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 of Texas; and (iv) the agreement to lend securities has a term of one year or less.

The 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 “AAAm” or an equivalent by at least one nationally recognized rating service. The 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 District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the District must do so by order, ordinance, or resolution.

The 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 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.

Under State law, the 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 must 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 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 District’s investment officers must submit an investment report to the Board of Directors detailing: (1) the investment position of the District, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, any additions and changes to market value, and the ending value of each pooled fund group, (4) the book value and market value of each separately listed asset at the beginning and 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) Texas law. No person may invest District funds without express written authority from the Board of Directors.

Under State law, the District is additionally required to: (1) annually review its adopted policies and strategies, (2) adopt a rule, order, ordinance, or resolution stating that it has reviewed its investment policy and investment strategies and recording any changes made to either its investment policy or investment strategy in the respective rule, order, ordinance, or resolution; (3) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the District to disclose the relationship and file a statement with the Texas Ethics Commission and the Board; (4) require the qualified representative of firms offering to engage in an investment transaction with the District to: (a) receive and review the District’s investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude investment transactions conducted between the District and the business organization that are not authorized by the District’s investment policy (except to the extent that this authorization is dependent on an analysis of the makeup of the District’s entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority), and (c) deliver a written statement in a form acceptable to the District and the business organization attesting to these requirements; (5) perform an annual audit of the management controls on investments and adherence to the District’s investment policy; (6) provide specific investment training for the investment officers; (7) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse purchase agreement; (8) restrict the investment in non-money market mutual funds in the aggregate to no more than 15% of the District’s monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service; (9) require local government investment pools to conform to the

new disclosure, rating, net asset value, yield calculation, and advisory board requirements; and (10) at least annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District.

Current Investments - Table 8

The District, as of December 12, 2024 (unaudited), was invested in TexPool. This investment portfolio is generally representative of the District’s investment practices. GASB Statement No. 3 requires the 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 District has not issued securities, but rather it owns an undivided beneficial interest in the assets of TexPool. State law requires the 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 District’s audited financial statements.

Investment Value as of December 12, 2024	
Cash	\$ 27,700
TexPool	4,650,869
Total Investments	\$ 4,678,569

Estimated Overlapping Debt Statement

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

Taxing Body	Total Tax Supported Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Williamson County	\$ 1,291,400,000	11/30/2024	0.230%	\$ 2,970,220
Hutto Independent School District	686,700,000	11/30/2024	3.530%	24,240,510
EWC Higher Education Center	(a)	11/30/2024	0.000%	-
Williamson Co. FM/RD	(a)	11/30/2024	0.000%	-
Williamson Co. ESD No. 3	(a)	11/30/2024	0.000%	-
Upper Brushy Creek WC&ID	49,920,000	11/30/2024	0.340%	169,728
TOTAL ESTIMATED OVERLAPPING NET DEBT				\$ 27,380,458
The District ^(b)	\$ 33,195,000	1/9/2025	100.00%	\$ 33,195,000
TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT				\$ 60,575,458
Ratio of Estimated and Overlapping Debt to 2024 Certified Assessed Valuation				17.93%
Ratio of Estimated and Overlapping Debt to Estimated Assessed Valuation as of November 1, 2024				17.89%

(a) Taxing jurisdiction with no outstanding debt.
(b) Includes the Bonds.

Overlapping Taxes for 2024

Overlapping Entity	2024 Tax Rate Per	
	\$100 Assessed Valuation Williamson County	Average Tax Bill ^(a) Williamson County
Williamson County ^(b)	\$ 0.399999	\$ 1,596
Hutto Independent School District	1.086900	4,336
EWC Higher Education Center	0.039130	156
Williamson Co. ESD No. 3	0.100000	399
Upper Brushy Creek WC&ID	0.017000	68
The District	0.865000	3,450
Total	\$ 2.508029	\$ 10,004

- (a) Based upon the 2024 average single-family home value of \$398,892 as provided by WCAD.
 (b) Includes \$0.044329 levied for Williamson County FM/RD.

TAX DATA

Classification of Assessed Valuation - Table 9

Type Property	2024 ^(a)		2023 ^(b)		2022 ^(b)		2021 ^(b)	
	Amount	%	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 309,346,278	91.55%	\$ 295,632,968	107.79%	\$ 304,923,829	124.98%	\$ 176,238,173	100.22%
Multi-Family	45,041,890	13.33%	2,131,352	0.78%	676	0.00%	588	0.00%
Vacant Platted Lots/Tracts	121,695	0.04%	2,863	0.00%	2,863	0.00%	2,700	0.00%
Acreage, Land Only	7,868,701	2.33%	8,245,052	3.01%	15,098,075	6.19%	12,789,768	7.27%
Farm & Ranch Improvements	100,768	0.03%	88,519	0.03%	345,785	0.14%	4,746,320	2.70%
Real/Intangible Property, Banks	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Real/Intangible Property, Utilities	3,625,440	1.07%	2,763,000	1.01%	2,284,374	0.94%	892,099	0.51%
Tangible Personal, Business	253,428	0.07%	491,236	0.18%	1,684,903	0.69%	1,003,194	0.57%
Intangible Personal Property	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Real Inventory	4,636,953	1.37%	8,643,519	3.15%	19,603,486	8.04%	13,413,876	7.63%
Exempt Property	1,369,976	0.41%	1,086,085	0.40%	1,042,885	0.43%	622,164	0.35%
Less: Adjustments & Exemptions	(34,456,943)	-10.20%	(44,804,402)	-16.34%	(101,016,511)	-41.41%	(33,858,171)	-19.25%
Total	\$ 337,908,186	100.00%	\$ 274,280,192	100.00%	\$ 243,970,365	100.00%	\$ 175,850,711	100.00%

- (a) Provided by WCAD.
 (b) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the audited financial statements.

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Tax Collections - Table 10

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

Year	Assessed Valuation ^(a)	Tax Rate	Tax Levy	Current		Total		Year Ending
				Amount	%	Amount	%	
2012	\$ 465,240	\$ 0.9500	\$ 4,420	\$ 4,420	100.00%	\$ 4,420	100.00%	9/30/2013 ^(b)
2013	2,341,462	0.9500	22,368	22,368	100.00%	22,368	100.00%	9/30/2014 ^(b)
2014	9,279,653	0.9500	87,652	87,652	100.00%	87,652	100.00%	9/30/2015 ^(b)
2015	21,209,919	0.9500	201,494	201,298	99.90%	201,298	99.90%	9/30/2016 ^(b)
2016	38,778,100	0.9500	368,285	368,285	100.00%	368,285	100.00%	9/30/2017 ^(b)
2017	53,451,066	0.9500	507,785	507,277	99.90%	507,277	99.90%	9/30/2018 ^(b)
2018	79,557,857	0.9500	755,800	755,044	99.90%	755,044	99.90%	9/30/2019 ^(b)
2019	102,928,952	0.9500	977,825	974,982	99.71%	974,892	99.70%	9/30/2020 ^(b)
2020	120,365,522	0.9500	1,143,472	1,143,472	100.00%	1,143,472	100.00%	9/30/2021 ^(b)
2021	175,850,711	0.9320	1,653,549	1,653,549	100.00%	1,653,549	100.00%	9/30/2022 ^(b)
2022	243,970,365	0.8675	2,159,098	2,159,098	100.00%	2,159,098	100.00%	9/30/2023 ^(b)
2023	273,679,587	0.8650	2,367,432	2,367,372	100.00%	2,367,372	100.00%	9/30/2024 ^(c)
2024	337,908,186	0.8650	2,929,376	<i>In the process of collection</i>				9/30/2025 ^(d)

(a) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the audited financial statements.

(b) Audited

(c) Unaudited as of September 30, 2024.

(d) In the process of collection. Taxes are due without penalty by January 31, 2025.

District Tax Rates - Table 11

	Tax Rates per \$100 Assessed Valuation				
	2024	2023	2022	2021	2020
Debt Service	\$ 0.5775	\$ 0.5010	\$ 0.3960	\$ 0.4300	\$ 0.5384
Maintenance	0.2875	0.3640	0.4715	0.5020	0.4116
Total	\$ 0.8650	\$ 0.8650	\$ 0.8675	\$ 0.9320	\$ 0.9500

Tax Rate Limitation

The District’s tax rate for debt service on the Bonds is legally unlimited as to rate and amount.

Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for planning, maintaining, repairing, and operating the District’s improvements, if such maintenance tax is authorized by a vote of the District’s electors. Such tax is in addition to taxes that the District is authorized to levy for paying principal of and interest on the Bonds, and any tax bonds that may be issued in the future. At an election held on May 12, 2007, voters within the District authorized a maintenance tax not to exceed \$1.00/\$100 assessed valuation. As shown above under “District Tax Rates,” the District levied a 2024 maintenance and operation tax of \$0.2875/\$100 assessed valuation. See “THE DISTRICT – General.”

Principal Taxpayers - Table 12

The following list of principal taxpayers was provided by WCAD based on the 2024, 2023, 2022, and 2021 tax rolls of the District, which reflect ownership as of January 1 of each year shown.

[Chart appears on the following page]

Name	Type of Property	2024 ^(a)	2023 ^(b)	2022 ^(b)	2021 ^(b)
SR Apartments LLC	Real Land and Improvements	\$ 45,040,538	\$ 2,130,000	(d)	(d)
Oncor Electric Delivery Company	Real Land and Improvements	3,625,440	2,763,000	2,284,374	892,099
Individual Homeowner	Real Land and Improvements	886,155	862,483	893,193	695,680
Pacesetter Homes LLC ^(c)	Real Land and Improvements	583,472	2,512,902	3,235,667	453,495
Individual Homeowner	Real Land and Improvements	569,798	572,860	672,891	436,492
Individual Homeowner	Real Land and Improvements	569,647	551,553	649,606	427,426
Individual Homeowner	Real Land and Improvements	562,393	544,205	608,679	425,275
Individual Homeowner	Real Land and Improvements	560,160	539,505	606,867	(d)
Individual Homeowner	Real Land and Improvements	556,038	536,247	596,083	(d)
Individual Homeowner	Real Land and Improvements	554,147	(d)	(d)	(d)
Clark Wilson Builder Inc. ^(c)	Real Land and Improvements	(d)	564,373	1,086,637	(d)
Cash Construction	Real Land and Improvements	(d)	(d)	747,546	698,896
Star Golf Development Inc.	Real Land and Improvements	(d)	(d)	(d)	4,147,437
KB Home Lone Star Inc. ^(c)	Real Land and Improvements	(d)	(d)	(d)	1,854,034
Tack Development Ltd.	Real Land and Improvements	(d)	(d)	(d)	533,451
Total		\$ 53,507,788	\$ 11,577,128	\$ 11,381,543	\$ 10,564,285
Percent of Assessed Valuation		15.84%	4.23%	4.67%	6.01%

(a) Provided by WCAD.

(b) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the audited financial statements.

(c) The designated taxpayer is concentrated in the homebuilding industry. See "THE DEVELOPER - Homebuilders within the District" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments - Dependence Upon the Developer, Lot Owners, and Builders."

(d) Not a principal taxpayer in the respective year.

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation from the 2024 certified assessed valuation and the estimated assessed valuation as of November 1, 2024, and utilize tax rates adequate to service the District's total debt service requirements. No available debt service funds are reflected in these computations. See "INVESTMENT CONSIDERATIONS - Impact on District Tax Rates."

Average Requirement on the Bonds and the Outstanding Bonds (2025 through 2049)	\$2,063,780
\$0.65 Tax Rate on 2024 Certified Assessed Valuation of \$337,908,186 @ 95% collections produces	\$2,086,583
\$0.65 Tax Rate on Estimated Assessed Valuation as of November 1, 2024 of \$383,630,000 @ 95% collections produces	\$2,091,040
Maximum Requirement on the Bonds (2049)	\$2,157,975
\$0.68 Tax Rate on 2024 Certified Assessed Valuation of \$337,908,186 @ 95% collections produces	\$2,182,887
\$0.68 Tax Rate on Estimated Assessed Valuation as of November 1, 2024 of \$383,630,000 @ 95% collections produces	\$2,187,550

Debt Service Fund Management Index

Debt Service Requirements for year ending 12/31/25.....	\$1,961,497 ^(a)
Unaudited Debt Service Fund Balance as of 9/30/2024.....	875,109 ^(b)
Capitalized Interest included in Bond proceeds.....	108,526 ^(c)
2024 Debt Service Tax Levy @ 95% collections produces.....	<u>1,853,849^(d)</u>
Total Available for Debt Service.....	<u>\$2,837,484</u>
Projected Debt Service Fund Balance as of September 30, 2025.....	\$875,987

- (a) Interest requirements on the Bonds begin September 1, 2025. See “DEBT SERVICE REQUIREMENTS – TABLE 3.”
- (b) Unaudited as of September 30, 2024. Represents debt service fund balance after all 2024 debt service requirements have been paid.
- (c) Represents approximately twelve (12) months of capitalized interest (\$108,526 at an interest rate of 4.393773%) included in the Bond proceeds, to be deposited into the District’s Debt Service Fund upon closing.
- (d) The District levied a 2024 debt service tax rate of \$0.5775, and the tax collections generated by such tax rate are due with no penalty by January 31, 2024.

TAXING PROCEDURES

Authority to Levy Taxes

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

Property Tax Code and County Wide Appraisal District

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

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

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes, and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District; however, no effort is expected to be made by the appraisal district to include on a tax roll tangible or intangible personal property not devoted to commercial or industrial use. 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; income producing tangible personal property or mineral interests with a taxable value of less than \$500; certain property used for the control of air, water, or land pollution; solar and wind powered energy devices; certain non-profit cemeteries; farm products owned by the producer; certain property owned by qualified charitable, religious, veterans, youth development, or fraternal organizations; designated historical sites; travel trailers; and most individually owned automobiles. Property owned by a disabled veteran or by the spouse or certain children of a deceased disabled veteran or a veteran who died while on active duty is partially exempt to between \$5,000 and \$12,000 of assessed value depending upon the disability rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran’s residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation on the same or subsequently qualified homestead of the total appraised value of the same property to which the disabled veteran’s exemption applied. The surviving spouse of a member of the armed services who was killed in action is entitled to an exemption from taxation of the total appraised value of the surviving spouse’s residence homestead where certain conditions are met 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, 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. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Also partially exempt, if approved by the Board or at an election called by the Board upon petition of at least 20% of the qualified voters who voted in the District’s preceding election, are residence homesteads of certain persons who are disabled or at least 65 years old, not less than \$3,000 of appraised value or such higher amount as the Board or the District’s voters may approve. Furthermore, the surviving spouse of a person 65 or older is

entitled to an exemption for the same property in an amount equal to that which the deceased spouse was qualified, subject to certain conditions. The District's tax assessor/collector is authorized by statute to disregard such exemptions for the elderly and disabled if granting the exemptions would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemptions by the District.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State 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 adoption of a homestead exemption may be considered each year, but it must be adopted by July 1. The District has never adopted a general homestead exemption.

Tax Abatement: Williamson County and the District may enter into tax abatement agreements with owners of real property. 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 District has 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 July 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. A "Goods-in-Transit" exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. 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. The District has not taken action to tax goods-in-transit.

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% physically damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of 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 General Opinion KP-0299, issued on July 13, 2020, concluded that a court would likely find that 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 District must be appraised by WCAD at 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 the District 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.

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. Landowners wishing to avail themselves of the agricultural use, open space, or timberland designations or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use, open space, or timberland designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three years.

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

District and Taxpayer Remedies

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

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

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: (a) the valuation of property within the District as of the preceding January 1, and (b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, sixty (60) days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment, and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, may be rejected by taxing units. The District’s tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties, and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding twelve (12) months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least twelve (12) months and no more than thirty-six (36) months. Additionally, the owner of a residence 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 continues 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 District if the taxpayer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Rollback of Operation and Maintenance Tax Rate

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

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

Developed Districts: Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions for the preceding tax year, and any unused increment rates authorized by the Property Tax Code for the preceding year, are required to hold a rollback 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 the operation and maintenance 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 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 the President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts: Districts that do not meet the classification of a Special Taxing Unit or a Developed District are classified as Developing Districts. The qualified voters of these districts, upon the Developing District’s adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If a rollback 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 1.08 times the previous year’s operation and maintenance tax rate 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 District: 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 the district on an annual basis. With respect to the District’s 2024 tax rate, the Board of Directors of the District designated the District as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District’s future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District’s Rights In The Event Of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property 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 District, having power to tax the property. The District’s tax lien is on a parity with tax liens of such other taxing units. See “FINANCIAL STATEMENT - Overlapping Taxes for 2024.” A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (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 and Foreclosure Remedies.”

Effect of FIRREA on Tax Collections

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 FDIC when the FDIC is acting as the conservator or receiver of an insolvent financial institution. See “INVESTMENT CONSIDERATIONS – The Effect of the Financial Institutions Act of 1989 on Tax Collections of the District.”

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 legally binding obligations of the 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 District. Issuance of the Bonds is also subject to the legal opinion of McCall, Parkhurst & Horton L.L.P. (“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 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 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 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 accept and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the Official Statement.

TAX MATTERS

Opinion

On the date of initial delivery of the Bonds, McCall, Parkhurst & Horton L.L.P., Bond Counsel, will render its opinion that, in accordance with statutes, regulations, and 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 B -- Form of Bond Counsel Opinion.”

In rendering its opinion, Bond Counsel will rely upon (a) the District’s federal tax certificate, and (b) covenants of the District with respect to arbitrage, the application of the proceeds to be received from the issuance and sale of the Bonds, and certain other matters. Failure by the 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 in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with 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 the 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 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 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 District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds 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 the 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 corporations' "adjusted financial statement income" determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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

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

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 foreign investors, 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 a 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 District expects to designate the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Code. In furtherance of that designation, the District will covenant 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 INFORMATION

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

Annual Reports

The 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 District of the general type included in this Official Statement under Tables 1 through 12 and in Appendix A. The District will update and provide this information within six months after the end of each fiscal year. The District will provide the updated information to the MSRB.

The 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 completed by the required time. If audited financial statements are not available within twelve months after such fiscal year end, the District will file unaudited financial statements within such twelve-month time 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 District may be required to employ from time to time pursuant to state law or regulation.

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

The District shall notify the MSRB in an electronic format prescribed by the MSRB, in a timely manner, of any failure by the District to provide financial information or operating data in accordance with the Rule.

Notice of Certain Events

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten (10) business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the IRS 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 the rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the District or other obligated person within the meaning of the Rule; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar event under the terms of a financial obligation of the District, 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 of the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court of governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the District in possession but subject to the supervision and orders of a court of 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 District. For the purposes of the events described in clauses (15) and (16) above, the term “financial obligation” is defined in the Bond Order 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 Order further provides that the 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.

In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “ – Annual Reports.” The District will provide each notice described in this “Notice of Certain Events” caption to the MSRB in an electronic format and accompanied by identifying information as provided by the MSRB.

Availability of Information from the MSRB

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

This continuing disclosure agreement may be amended by the 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 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 Order that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Bonds. The 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

During the last five years, the District has complied in all material respects with its continuing disclosure undertakings pursuant to the Rule.

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 District. The fees paid to 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

Preparation

The District has no employees but engages various professionals and consultants to assist the District in the day-to-day activities of the District. See “THE DISTRICT.” The Board of Directors in its official capacity has relied upon the below mentioned consultants and sources in preparation of this Official Statement. 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 DISTRICT” and “THE SYSTEM” – Murfee Engineering Company, Inc. (“District Engineer”); “THE DEVELOPER – Tack Development, SRI, SGD, KB Home; “FINANCIAL STATEMENT - Unlimited Tax Bonds Authorized But Unissued” - Records of the District, “FINANCIAL STATEMENT” – WCAD; “FINANCIAL STATEMENT - Estimated Overlapping Debt Statement” - Municipal Advisory Council of Texas and Financial Advisor; “TAX DATA” and “THE SYSTEM - Water and Wastewater Operations” - Records; “THE DISTRICT - Management of the District” - District Directors; “DEBT SERVICE REQUIREMENTS – TABLE 3” - Financial Advisor; “THE BONDS” (except “Payment Record”), “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” - McCall, Parkhurst & Horton L.L.P.

Consultants and Sources

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

District 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 sections entitled "THE DISTRICT" and "THE SYSTEM," has been provided by the District Engineer, and has been included in reliance upon the authority of said firm in the field of civil engineering. Additionally, certain information under the heading "INVESTMENT CONSIDERATIONS – Future Debt" has been provided by Jones-Heroy & Associates, Inc., which firm serves as special engineer for purposes of District bond issues.

Auditor: The District's financial statements for fiscal year ending September 30, 2023 were audited by Maxwell, Locke & Ritter LLP, Certified Public Accountants, and excerpts of the District's Audited Financial Statements as of September 30, 2023 have been included as Appendix A in reliance upon such firm's authority in the field of accounting.

Appraisal District: The information contained in this Official Statement relating to the certified assessed valuation of property in the District and, in particular, such information contained in the section captioned "FINANCIAL STATEMENT," has been provided by WCAD, in reliance upon its 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. Larry Gaddes, A/C (Williamson County) in reliance upon his authority in the field of tax assessing and collecting.

Updating the Official Statement during Underwriting Period

If, subsequent to the date of the Official Statement to and including the date the Initial Purchaser is no longer required to provide an Official Statement to potential customers who request the same pursuant to the Rule (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the District learns or is notified by the Initial Purchaser of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser, unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds as described in the Notice of Sale under the heading "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS - Delivery." The obligation of the District to update or change the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser (the "end of the underwriting period" within the meaning of the Rule), unless the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Bonds have been sold to ultimate customers. In the event the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers, the Initial Purchaser agrees to notify the District in writing following the occurrence of the "end of the underwriting period" as defined in the Rule.

Certification as to Official Statement

The District, acting by and through its Board of Directors in its official capacity in reliance upon the consultants and other sources listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements, and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, descriptions, and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. Except as set forth in "CONTINUING DISCLOSURE OF INFORMATION" herein, the District has no obligation to disclose any changes in the affairs of the District and other matters described in this Official Statement subsequent to the "end of the underwriting period" which shall end when the 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 District must keep its fiscal records in accordance with generally accepted accounting principles. It must also 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 District, and must file each audit report with the TCEQ within 135 days after the close of the fiscal year so long as the District has bonds outstanding. Copies of each audit report must also be filed in the office of the District. The District's fiscal records and audit reports are available for public inspection during regular business hours, and the District is required by law to provide a copy of the 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 Williamson County Municipal Utility District No. 22, as of the date shown on the first page hereof.

/s/ Kyle Spears
President, Board of Directors
Williamson County Municipal Utility District No. 22

/s/ Claudia Capers
Secretary, Board of Directors
Williamson County Municipal Utility District No. 22

PHOTOGRAPHS

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











APPENDIX A
Audited Financial Statements

The information contained in this appendix has been excerpted from the audited financial statements of Williamson County Municipal Utility District No. 22 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.

**Williamson County
Municipal Utility District
No. 22**

**Financial Statements and
Supplemental Information
as of and for the Year Ended
September 30, 2023 and
Independent Auditors' Report**

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

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ANNUAL FILING AFFIDAVIT

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Kyle Spears, President of the Board of Directors of the
(Name of Duly Authorized District Representative)

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
(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 the **11th day of January, 2024**, its annual audit report for the fiscal year ended **September 30, 2023** and that copies of the annual audit report have been filed in the District's office, located at:

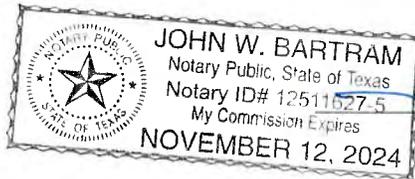
100 Congress Avenue, Suite 1300
Austin, Texas 78701
(Address of District's Office)

The annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of the annual filing requirements of Texas Water Code Section 49.194.

Date: January 11, 2024 By: [Signature]
(Signature of Representative)
Kyle Spears
(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this 11th day of January, 2024.

(SEAL)



[Signature]
(Signature of Notary)

My Commission Expires On: November 12, 2024
Notary Public in the State of Texas

INDEPENDENT AUDITORS' REPORT



MAXWELL LOCKE & RITTER LLP

Accountants and Consultants
An Affiliate of CPAmerica International
tel (512) 370 3200 fax (512) 370 3250
www.mlrpc.com

Austin: 401 Congress Avenue, Suite 1100
Austin, TX 78701

Round Rock: 411 West Main Street, Suite 300
Round Rock, TX 78664

Independent Auditors' Report

To the Board of Directors of
Williamson County Municipal Utility District No. 22:

Opinions

We have audited the financial statements of the governmental activities and each major fund of Williamson County Municipal Utility District No. 22 (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 accompanying 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 Auditors' 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.

Affiliated Company
ML&R WEALTH MANAGEMENT LLC
"A Registered Investment Advisor"
This firm is not a CPA firm

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.

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas supplemental information listed in the table of contents 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 been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas supplemental information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual financial report. The other information comprises the other supplemental information listed in the table of contents but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other 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.

Maxwell Locke + Ritter LLP

Austin, Texas
January 11, 2024

**MANAGEMENT'S DISCUSSION
AND ANALYSIS**

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 MANAGEMENT’S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED SEPTEMBER 30, 2023

In accordance with Governmental Accounting Standards Board (“GASB”) Statement No. 34, the management of Williamson County Municipal Utility District No. 22 (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 the current year’s activities, resulting changes, and currently known facts, it should be read in conjunction with the District’s basic financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the fund balance totaled \$2,538,082, an increase of \$849,235 from the previous fiscal year. General Fund revenues increased from \$2,154,900 in the previous fiscal year to \$2,381,237 in the current fiscal year primarily due to an increase in service account fees and an increase in the property valuation of the District.
- *Debt Service Fund:* At the end of the current fiscal year, the fund balance for the Debt Service Fund was \$444,835, an increase of \$168,623 from the prior year balance of \$276,212. The District issued \$7,565,000 of Series 2022A Unlimited Tax Bonds, of which \$346,848 was invested in the Debt Service Fund to fund future interest and principal payments on the bonds.
- *Capital Projects Fund:* The fund balance for the Capital Projects Fund decreased from \$294,057 at September 30, 2022 to \$111,074 at September 30, 2023. During the current fiscal year, the District issued \$7,565,000 of Series 2022A Unlimited Tax Bonds. The proceeds, less amounts invested in the Debt Service Fund and with \$291,309 of surplus funds from prior bond issues, were used to reimburse the developer for infrastructure, engineering fees, developer interest and to pay for various bond issuance costs.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had expenses net of revenues of \$636,257 during the current fiscal year. Net position decreased from a deficit balance of \$7,684,070 at September 30, 2022 to a deficit balance of \$8,320,327 at September 30, 2023.

OVERVIEW OF THE DISTRICT

The District was created by Senate Bill 1887, Acts of the 79th Texas Legislature, Regular Session 2005, now codified as Chapter 8135, Texas Special District Local Laws Code, as a municipal utility district created under and essential to accomplish the purposes of Sections 52 and 52-a, Article III, Texas Constitution, and Section 59, Article XVI, Texas Constitution. The District consists of approximately 430 acres in Williamson County, Texas and is located primarily within the extraterritorial jurisdiction of the City of Hutto. The District is located on the west and east sides of State Highway 130 Toll Road and is bound on the north by Brushy Creek. The northern part of the District lies approximately one mile south of the intersection of State Highway 130 and US Highway 79. The District was created for, among other purposes, the purpose of providing water, wastewater, and drainage services, park and recreational facilities, and roadways within its boundaries and operates under Chapters 49 and 54 of the Texas Water Code.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

USING THIS ANNUAL REPORT

This annual report consists of six parts:

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

For purposes of GASB Statement No. 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 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 Basic 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 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.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED 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	\$ 3,583,792	\$ 2,717,261	\$ 866,531
Capital assets	13,526,187	7,908,635	5,617,552
Total Assets	17,109,979	10,625,896	6,484,083
Deferred Outflows of Resources	28,478	30,268	(1,790)
Current liabilities	612,929	635,253	(22,324)
Long-term liabilities	24,845,855	17,704,981	7,140,874
Total Liabilities	25,458,784	18,340,234	7,118,550
Net investment in capital assets	(11,233,011)	(9,610,346)	(1,622,665)
Restricted	374,290	234,202	140,088
Unrestricted	2,538,394	1,692,074	846,320
Total Net Position	<u>\$ (8,320,327)</u>	<u>\$ (7,684,070)</u>	<u>\$ (636,257)</u>

The District's net position decreased by \$636,257 to a deficit balance of \$8,320,327 at September 30, 2023 from the previous year's deficit balance of \$7,684,070 at September 30, 2022.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued) -

Revenues and Expenses:

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Property taxes, including penalties	\$ 2,133,833	\$ 1,676,635	\$ 457,198
Service revenue, including penalties	1,094,706	1,016,716	77,990
Connection/inspection fees	12,000	225,970	(213,970)
Interest and other	172,903	20,757	152,146
Total Revenues	3,413,442	2,940,078	473,364
Water/wastewater/garbage	1,008,386	859,393	148,993
District operations	302,195	288,836	13,359
Professional fees	161,849	170,914	(9,065)
Other	853,385	271,608	581,777
Debt service	1,443,601	735,256	708,345
Capital outlay	-	1,962,662	(1,962,662)
Depreciation/amortization	280,283	178,545	101,738
Total Expenses	4,049,699	4,467,214	(417,515)
Change in Net Position	(636,257)	(1,527,136)	890,879
Beginning Net Position	(7,684,070)	(6,156,934)	(1,527,136)
Ending Net Position	<u>\$ (8,320,327)</u>	<u>\$ (7,684,070)</u>	<u>\$ (636,257)</u>

Revenues were \$3,413,442 for the fiscal year ended September 30, 2023 while expenses were \$4,049,699. Net position decreased by \$636,257 during the current fiscal year.

Property tax revenues in the current fiscal year totaled \$2,133,833. 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 \$243,970,365 and a tax rate of \$0.8675 per \$100 of assessed valuation. Property taxes levied for the 2021 tax year (September 30, 2022 fiscal year) were based upon an assessed value of \$175,850,711 and a tax rate of \$0.932 per \$100 of assessed valuation.

The tax rate levied is determined after the District's Board of Directors reviews the General Fund budget and the debt service requirements of the District. The District's primary revenue sources are service revenue, property tax revenue, interest revenue, and connection and inspection fees.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds by Year

	2023	2022
Cash and cash equivalents	\$ 3,197,951	\$ 2,399,665
Taxes receivable	498	6,241
Interfund receivables	31,209	64,624
Prepaid expenditures	18,238	59,680
Total Assets	\$ 3,247,896	\$ 2,530,210
Accounts payable and refundable deposits	\$ 102,660	\$ 151,626
Intergovernmental payables	19,538	48,603
Interfund payables	31,209	64,624
Total Liabilities	153,407	264,853
Deferred Inflows of Resources	498	6,241
Nonspendable	1,141	101
Restricted	555,909	570,269
Unassigned	2,536,941	1,688,746
Total Fund Balances	3,093,991	2,259,116
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 3,247,896	\$ 2,530,210

As of September 30, 2023, the District's governmental funds reflected a fund balance of \$3,093,991. This includes a fund balance increase of \$849,235 in the General Fund, an increase of \$168,623 in the Debt Service Fund and a decrease of \$182,983 in the Capital Projects Fund during the current fiscal year.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

CAPITAL ASSETS

The District’s governmental activities have invested \$13,526,187 in land and easements and water, wastewater and drainage facilities. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2023	9/30/2022
Land and easements	\$ 312,817	\$ 312,817
Water/wastewater/drainage facilities	14,345,528	8,460,925
Less: Accumulated depreciation	(1,132,158)	(865,107)
Total Net Capital Assets	\$ 13,526,187	\$ 7,908,635

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

LONG-TERM DEBT ACTIVITY

Voters within the District have approved authorization to issue \$164,350,000 of unlimited tax bonds to fund the cost of proposed utility facilities and related non-construction costs based upon the District’s engineer reports. Additionally, \$246,000,000 of refunding bonds, \$50,725,000 of road bonds and \$6,300,000 of parks and recreational facilities bonds were approved by voters of the District. As of September 30, 2023, \$18,565,000 of unlimited tax bonds and \$8,180,000 of unlimited tax road bonds have been issued, \$25,175,000 of which remains outstanding at September 30, 2023. The ratio of the District’s long-term debt to the 2023 total taxable assessed valuation (\$274,280,192) is 9.2%. More detailed information about the District’s long-term debt is presented in the *Notes to the Basic Financial Statements*.

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board of Directors adopted a budget on September 8, 2022. The budget included revenues of \$2,120,425 as compared to expenses of \$1,592,413 for the current fiscal year. When comparing actual figures to budgeted amounts, the District had a positive variance of \$321,223 during the current fiscal year. More detailed information about the District’s budgetary comparison is presented in the *Required Supplementary Information*.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The District’s estimated population, as provided by the District as of September 30, 2023, is 2,163. The property tax assessed value and net taxable value for the 2023 tax year (fiscal year 2024) is approximately \$274 million. The fiscal year 2024 tax rate is \$0.865 on each \$100 of taxable value. Approximately 42% of the property tax will fund general operating expenses and approximately 58% of the property tax will be set aside for debt service.

The adopted budget for fiscal year 2024 projects an operating fund balance increase of \$352,329.

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 Ave., Suite 1300, Austin, TX 78701.

**BASIC
FINANCIAL STATEMENTS**

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Net Position
<u>ASSETS</u>						
Cash and cash equivalents:						
Cash	\$ 6,128	\$ -	\$ -	\$ 6,128	\$ -	\$ 6,128
Cash equivalents	2,603,432	475,144	113,247	3,191,823	-	3,191,823
Receivables:						
Property taxes	312	186	-	498	-	498
Interfund	31,209	-	-	31,209	(31,209)	-
Other	17,097	-	-	17,097	-	17,097
Prepaid expenditures	1,141	-	-	1,141	367,105	368,246
Capital assets, net of accumulated depreciation:						
Land and easements	-	-	-	-	312,817	312,817
Water/wastewater/drainage facilities	-	-	-	-	13,213,370	13,213,370
TOTAL ASSETS	<u>\$ 2,659,319</u>	<u>\$ 475,330</u>	<u>\$ 113,247</u>	<u>\$ 3,247,896</u>	<u>13,862,083</u>	<u>17,109,979</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>						
Deferred charges on bond refundings	-	-	-	-	28,478	28,478
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,478</u>	<u>28,478</u>
<u>LIABILITIES</u>						
Accounts payable	\$ 97,387	\$ 1,273	\$ -	\$ 98,660	-	98,660
Accrued bond interest payable	-	-	-	-	70,731	70,731
Refundable deposits	4,000	-	-	4,000	-	4,000
Intergovernmental payable	19,538	-	-	19,538	-	19,538
Interfund payables	-	29,036	2,173	31,209	(31,209)	-
Bonds payable:						
Due within one year	-	-	-	-	420,000	420,000
Due after one year	-	-	-	-	24,845,855	24,845,855
TOTAL LIABILITIES	<u>120,925</u>	<u>30,309</u>	<u>2,173</u>	<u>153,407</u>	<u>25,305,377</u>	<u>25,458,784</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>						
Deferred revenue - property taxes	312	186	-	498	(498)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>312</u>	<u>186</u>	<u>-</u>	<u>498</u>	<u>(498)</u>	<u>-</u>
<u>FUND BALANCES / NET POSITION</u>						
Fund balances:						
Nonspendable	1,141	-	-	1,141	(1,141)	-
Restricted for:						
Debt service	-	444,835	-	444,835	(444,835)	-
Authorized construction	-	-	111,074	111,074	(111,074)	-
Unassigned	2,536,941	-	-	2,536,941	(2,536,941)	-
TOTAL FUND BALANCES	<u>2,538,082</u>	<u>444,835</u>	<u>111,074</u>	<u>3,093,991</u>	<u>(3,093,991)</u>	<u>-</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 2,659,319</u>	<u>\$ 475,330</u>	<u>\$ 113,247</u>	<u>\$ 3,247,896</u>		
Net position:						
Net investment in capital assets					(11,233,011)	(11,233,011)
Restricted for debt service					374,290	374,290
Unrestricted					2,538,394	2,538,394
TOTAL NET POSITION					<u>\$ (8,320,327)</u>	<u>\$ (8,320,327)</u>

The accompanying notes are an integral part of this statement.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED SEPTEMBER 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Activities
<u>REVENUES:</u>						
Property taxes, including penalties	\$ 1,162,725	\$ 976,851	\$ -	\$ 2,139,576	\$ (5,743)	\$ 2,133,833
Service revenue, including penalties	1,094,706	-	-	1,094,706	-	1,094,706
Connection/inspection fees	12,000	-	-	12,000	-	12,000
Interest and other	111,806	54,821	6,276	172,903	-	172,903
TOTAL REVENUES	2,381,237	1,031,672	6,276	3,419,185	(5,743)	3,413,442
<u>EXPENDITURES / EXPENSES:</u>						
Current:						
Water/wastewater purchases	851,661	-	-	851,661	-	851,661
Garbage collection	156,725	-	-	156,725	-	156,725
Repairs and maintenance	96,553	-	-	96,553	-	96,553
Tap connection/inspection fees	32,456	-	-	32,456	-	32,456
Operation/management fees	111,027	-	-	111,027	-	111,027
Utilities	21,587	-	-	21,587	-	21,587
Security patrol	40,572	-	-	40,572	-	40,572
Director fees, including payroll taxes	10,538	-	-	10,538	-	10,538
Legal fees	81,856	-	-	81,856	-	81,856
Bookkeeping fees	25,500	-	-	25,500	-	25,500
Engineering fees	39,513	-	-	39,513	-	39,513
Audit fees	13,000	-	-	13,000	-	13,000
Insurance	7,193	-	-	7,193	-	7,193
Financial advisor fees	1,076	904	-	1,980	-	1,980
Tax appraisal/collection fees	6,195	5,203	-	11,398	-	11,398
Bank fees	28,375	-	-	28,375	-	28,375
Developer interest	-	-	785,682	785,682	-	785,682
Other	8,175	2,024	-	10,199	-	10,199
Debt Service:						
Principal	-	395,000	-	395,000	(395,000)	-
Interest	-	803,566	-	803,566	25,707	829,273
Fiscal agent fees	-	3,200	-	3,200	-	3,200
Bond issuance costs	-	-	742,428	742,428	(131,300)	611,128
Capital outlay	-	-	5,884,603	5,884,603	(5,884,603)	-
Depreciation/amortization	-	-	-	-	280,283	280,283
TOTAL EXPENDITURES / EXPENSES	1,532,002	1,209,897	7,412,713	10,154,612	(6,104,913)	4,049,699
Excess (deficit) of revenues over (under) expenditures / expenses	849,235	(178,225)	(7,406,437)	(6,735,427)	6,099,170	(636,257)
<u>OTHER FINANCING SOURCES / (USES):</u>						
Issuance of bonds	-	346,848	7,218,152	7,565,000	(7,565,000)	-
Premium on sale of bonds	-	-	115,417	115,417	(115,417)	-
Discount on sale of bonds	-	-	(110,115)	(110,115)	110,115	-
TOTAL OTHER FINANCING SOURCES, net	-	346,848	7,223,454	7,570,302	(7,570,302)	-
NET CHANGE IN FUND BALANCES	849,235	168,623	(182,983)	834,875	(834,875)	-
CHANGE IN NET POSITION					(636,257)	(636,257)
<u>FUND BALANCES / NET POSITION:</u>						
Beginning of the year	1,688,847	276,212	294,057	2,259,116	(9,943,186)	(7,684,070)
End of the year	<u>\$ 2,538,082</u>	<u>\$ 444,835</u>	<u>\$ 111,074</u>	<u>\$ 3,093,991</u>	<u>\$ (11,414,318)</u>	<u>\$ (8,320,327)</u>

The accompanying notes are an integral part of this statement.

**NOTES TO THE BASIC
FINANCIAL STATEMENTS**

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Williamson County Municipal Utility District No. 22 (the “District”) relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles (“GAAP”) as applied to governmental entities. GAAP 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 Senate Bill 1887, Acts of the 79th Texas Legislature, Regular Session 2005, now codified as Chapter 8135, Texas Special District Local Laws Code, as a municipal utility district created under and essential to accomplish the purposes of Sections 52 and 52-a, Article III, Texas Constitution, and Section 59, Article XVI, 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 (the “Board”), the members of which have been elected by District residents or appointed by the Board. The District is not included in any other governmental “reporting entity” as defined by GASB 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 included in the District’s reporting entity.

Basis of Presentation - Government-Wide and Fund Financial Statements - The basic 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. GASB Statement No. 34 also requires as supplementary information the 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 Financial Statements:** The District’s Statement of Net Position includes both non-current assets and non-current liabilities of the District, which were previously recorded in the General Fixed Assets Account Group and the General Long-Term Debt Account Group. 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.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

- **Fund Financial Statements:** Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets and deferred outflows of resources, liabilities and deferred inflows of resources, 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 and deferred outflows of resources, liabilities and deferred inflows of resources, 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.
- **Debt Service Fund** - The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

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

- **Governmental Funds**
 - **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.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

- **Governmental Funds (continued)**

- *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 deferred outflows of resources and current liabilities and deferred inflows of resources 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 fund balance. 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 unmatured principal and interest on general obligation long-term debt, which is recognized when due. This exception is in conformity with GAAP.

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. The District has made no such accrual for the year ended September 30, 2023. 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 balance for deferred inflows is removed from the balance sheet and revenue is recognized.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Budgets and Budgetary Accounting - A budget was adopted on September 8, 2022 for the General Fund on a basis consistent with GAAP. The District’s Board utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year-end. The budget was not amended during the fiscal year.

Cash and cash equivalents - Cash and cash equivalents include cash on deposit as well as investments with maturities of three months or less. The investments, consisting of obligations in the State Comptroller’s Investment Pool, are recorded at amortized cost.

Accounts Receivable - The District provides for uncollectible accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management’s evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance.

Prepaid Expenditures - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenditures in both the government-wide and fund financial statements. Prepaid expenditures shall be charged to expenditures when consumed.

Ad Valorem Property Taxes - Property taxes, penalties, and interest are reported as revenue in the fiscal year in which they become available to finance expenditures of the District. Allowances for uncollectible property taxes are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

Capital Assets - Capital assets are reported in the government-wide column in the Statement of Net Position. Public domain (“infrastructure”) capital assets including water, wastewater and drainage facilities 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.

Capital assets, other than land and easements, are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Water/wastewater/drainage facilities	50

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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.

Long-Term Debt - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the government-wide Statement of Net Position. Bond premiums and original issue discounts are deferred over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as assets and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Bond issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures in both the government-wide and the fund financial statements.

Deferred Outflows and Deferred Inflows of Resources - The District complies with GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District's net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District's acquisition of net position applicable to a future reporting period.

The District complies with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. See Note 7 for additional information on deferred outflows of resources.

Fund Equity - The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. See Note 11 for additional information on those fund balance classifications.

Accounting Estimates - The preparation of financial statements, in conformity with GAAP, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, 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.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Fair Value Measurements - The District complies with GASB Statement No. 72, *Fair Value Measurement and Application*, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into a three-level fair value hierarchy as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 inputs are unobservable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

There are three general valuation techniques that may be used to measure fair value:

- Market approach - uses prices generated by market transactions involving identical or comparable assets or liabilities
- Cost approach - uses the amount that currently would be required to replace the service capacity of an asset (replacement cost)
- Income approach - uses valuation techniques to convert future amounts to present amounts based on current market expectations

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

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		\$ 3,093,991
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:		
Land and easements	312,817	
Water/wastewater/drainage facilities	14,345,528	
Less: Accumulated depreciation	<u>(1,132,158)</u>	13,526,187
Bond insurance premium, net		367,105
Deferred charge on bond refundings		28,478
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred inflows of resources for revenues earned but not available.		498
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable, net of premium/discount	(25,265,855)	
Accrued interest	<u>(70,731)</u>	<u>(25,336,586)</u>
Total net position		<u><u>\$ (8,320,327)</u></u>

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

Changes in fund balances - total governmental funds		\$ 834,875
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital outlay in year paid	5,884,603	
Interest expenditures in year paid	(25,707)	
Bond principal in year paid	395,000	
Taxes in year received	(5,743)	
Bond insurance premium	131,300	
Bond activity, net of premium, in year received	<u>(7,570,302)</u>	(1,190,849)
Governmental funds do not report -		
Depreciation/amortization		<u>(280,283)</u>
Change in net position		<u><u>\$ (636,257)</u></u>

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

3. CASH AND CASH EQUIVALENTS

The investment policies of the District are governed by Section 2256 of the Texas Government Code (the “Public Funds Investment Act”) and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District’s investment policy, which complies with the Public Funds Investment Act, include: depositories must be Federal Deposit Insurance Corporation (“FDIC”) insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; and securities collateralizing time deposits must be held by independent third party trustees.

Cash - At September 30, 2023, the carrying amount of the District’s deposits and bank balance was \$6,128. The bank balance was covered by FDIC insurance and other pledged collateral.

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; or
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share; or
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency; or
- 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; or
- Public funds investment pools rated AAA or AAAM by a nationally recognized rating agency.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2023**

3. CASH AND CASH EQUIVALENTS (continued) -

At September 30, 2023, the District held the following cash equivalents:

Cash Equivalents	Fair Value at 9/30/2023	Weighted Average Maturity (Days)	Investment Rating	
			Rating	Rating Agency
TexPool	\$ 3,191,823	1	AAAm	Standard & Poor's

The Comptroller of Public Accounts is the sole officer and director of the Texas Treasury Safekeeping Trust Company, which is authorized to operate the Texas Local Government Investment Pool (“TexPool”). Although TexPool is not registered with the SEC as an investment company, it operates in a manner consistent with the SEC’s Rule 2a-7 of the Investment Company Act of 1940. These investments are stated at amortized cost in accordance with GASB Statement No. 31. TexPool also has an advisory board to advise on TexPool’s investment policy. This board is made up equally of participants and nonparticipants who do not have a business relationship with TexPool. Federated Investors is the investment manager for the pool and manages daily operations of TexPool under a contract with the Comptroller. TexPool’s investment policy stipulates that it must invest in accordance with the Public Funds Investment Act.

In accordance with GASB Statement No. 79, the external local government investment pool does not have any limitations and restrictions on withdrawals such as notice periods or maximum transaction amounts. This pool does not impose any liquidity fees or redemption gates.

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 - 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 District’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 fully covered by FDIC insurance and other pledged collateral.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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 Williamson Central Appraisal District establishes appraised values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Williamson County Tax Assessor Collector bills and collects the District's property taxes. The Board set current tax rates applicable to fiscal year 2023 on September 8, 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 \$243,970,365 was \$0.8675 on each \$100 valuation and was allocated \$0.4715 to the General Fund and \$0.3960 to the Debt Service Fund. The maximum allowable maintenance tax of \$1.00 was established by the voters on May 12, 2007.

Property tax receivables at September 30, 2023 consisted of the following:

	General Fund	Debt Service Fund	Total
Current year levy	\$ 164	\$ 138	\$ 302
Prior years' levies	148	48	196
	\$ 312	\$ 186	\$ 498

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

5. INTERFUND ACCOUNTS

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

	Interfund	
	Receivable	Payable
General Fund:		
Debt Service Fund	\$ 29,036	\$ -
Capital Projects Fund	2,173	-
Debt Service Fund-		
General Fund	-	29,036
Capital Projects Fund-		
General Fund	-	2,173
	\$ 31,209	\$ 31,209

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

6. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	<u>Balance</u> <u>9/30/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>9/30/2023</u>
Capital assets not being depreciated-				
Land and easements	\$ 312,817	\$ -	\$ -	\$ 312,817
Capital assets being depreciated-				
Water/wastewater/drainage facilities	8,460,925	5,884,603	-	14,345,528
Total capital assets being depreciated	<u>8,460,925</u>	<u>5,884,603</u>	<u>-</u>	<u>14,345,528</u>
Less accumulated depreciation for-				
Water/wastewater/drainage facilities	<u>(865,107)</u>	<u>(267,051)</u>	<u>-</u>	<u>(1,132,158)</u>
Total accumulated depreciation	<u>(865,107)</u>	<u>(267,051)</u>	<u>-</u>	<u>(1,132,158)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>7,595,818</u>	<u>5,617,552</u>	<u>-</u>	<u>13,213,370</u>
Total capital assets, net	<u><u>\$ 7,908,635</u></u>	<u><u>\$ 5,617,552</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,526,187</u></u>

7. DEFERRED OUTFLOWS OF RESOURCES

The following is a summary of changes in deferred outflows of resources for the year ended September 30, 2023:

Deferred charges on refundings - September 30, 2022	\$ 30,268
Retirements from Series 2021 refunding	<u>(1,790)</u>
Deferred charges on refundings - September 30, 2023	<u><u>\$ 28,478</u></u>

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

8. LONG-TERM DEBT

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

	Unlimited Tax Bonds
Bonds payable at September 30, 2022	\$ 18,005,000
Bonds issued	7,565,000
Bonds retired	(395,000)
Bond premium/discount, net of accumulated amortization	90,855
Bonds payable at September 30, 2023	\$ 25,265,855

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

Unlimited Tax Bonds:

\$1,950,000 - 2016 Unlimited Tax Bonds payable serially through the year 2040 at interest rates which range from 2.00% to 3.50%. Bonds maturing on or after September 1, 2024 are callable prior to maturity beginning on September 1, 2023. Bonds maturing September 1, 2034, September 1, 2036, and September 1, 2040 are term bonds and are subject to mandatory sinking fund redemptions.

\$1,600,000 - 2017 Unlimited Tax Bonds payable serially through the year 2042 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2026 are callable prior to maturity beginning on September 1, 2024. Bonds maturing September 1, 2026, September 1, 2036, September 1, 2039 and September 1, 2042 are term bonds and are subject to mandatory sinking fund redemptions.

\$2,275,000 - 2018 Unlimited Tax Bonds payable serially through the year 2043 at interest rates which range from 3.00% to 5.00%. Bonds maturing on or after September 1, 2024 are callable prior to maturity beginning on September 1, 2023. Bonds maturing September 1, 2035, September 1, 2037, September 1, 2039, September 1, 2041 and September 1, 2043 are term bonds and are subject to mandatory sinking fund redemptions.

\$2,380,000 - 2019 Unlimited Tax Bonds payable serially through the year 2044 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2026 are callable prior to maturity beginning on September 1, 2025. Bonds maturing September 1, 2044 are term bonds and are subject to mandatory sinking fund redemptions.

\$7,560,000 - 2022A Unlimited Tax Bonds payable serially through the year 2047 at interest rates which range from 4.00% to 6.00%. Bonds maturing on or after September 1, 2030 are callable prior to maturity beginning on September 1, 2029. Bonds maturing September 1, 2041, 2044 and 2047 are term bonds and are subject to mandatory sinking fund redemptions.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

8. LONG-TERM DEBT (continued) -

Unlimited Tax Road Bonds:

\$2,495,000 - 2020 Unlimited Tax Road Bonds payable serially through the year 2044 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2026 are callable prior to maturity beginning on September 1, 2025. Bonds maturing September 1, 2035, 2039 and 2044 are term bonds and are subject to mandatory sinking fund redemptions.

\$2,740,000 - 2021A Unlimited Tax Road Bonds payable serially through the year 2046 at interest rates which range from 2.00% to 3.00%. Bonds maturing on or after September 1, 2033 are callable prior to maturity beginning on September 1, 2028. Bonds maturing September 1, 2033, 2035, 2037, 2040 and 2046 are term bonds and are subject to mandatory sinking fund redemptions.

\$2,425,000 - 2022 Unlimited Tax Road Bonds payable serially through the year 2047 at interest rates which range from 4.00% to 6.00%. Bonds maturing on or after September 1, 2031 are callable prior to maturity beginning on September 1, 2028. Bonds maturing September 1, 2031 and 2047 are term bonds and are subject to mandatory sinking fund redemptions.

Unlimited Tax Refunding Bonds:

\$1,750,000 - 2021 Unlimited Tax Refunding Bonds payable serially through the year 2039 at interest rates which range from 2.00% to 3.00%. Bonds maturing on or after September 1, 2029 are callable prior to maturity beginning on September 1, 2027. Bonds maturing September 1, 2029, 2032, 2035 and 2039 are term bonds and are subject to mandatory sinking fund redemptions.

On December 15, 2022, the District issued \$7,565,000 of Unlimited Tax Bonds, Series 2022A, with interest rates ranging from 4.00% to 6.00%. The net proceeds of \$7,341,695 (after payment of underwriter fees) along with \$291,309 of surplus funds from prior bond issues were used to finance construction costs and to pay for accrued bond interest and subsequent bond issuance costs.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

8. LONG-TERM DEBT (continued) -

The annual requirements to amortize all bonded debt at September 30, 2023, including interest, are as follows:

Year Ended September 30,	Annual Requirements for All Series		
	Principal	Interest	Total
2024	\$ 420,000	\$ 887,794	\$ 1,307,794
2025	705,000	872,769	1,577,769
2026	735,000	840,794	1,575,794
2027	765,000	808,394	1,573,394
2028	795,000	779,294	1,574,294
2029-2033	4,410,000	3,456,733	7,866,733
2034-2038	5,230,000	2,707,781	7,937,781
2039-2043	6,235,000	1,764,719	7,999,719
2044-2047	5,880,000	564,212	6,444,212
	<u>\$25,175,000</u>	<u>\$12,682,490</u>	<u>\$37,857,490</u>

The total amount of unlimited tax bonds authorized but not issued is \$145,785,000 as of September 30, 2023. The total amount of unlimited tax road bonds authorized but not issued is \$42,545,000 as of September 30, 2023.

At September 30, 2023, \$444,835 is available in the Debt Service Fund to service the bonded debt.

The existing bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

9. 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 May 12, 2007, a bond election held within the District approved authorization to issue \$164,350,000 of unlimited tax bonds to fund costs of proposed works, improvements, facilities, plants, equipment, appliances and non-construction costs based upon the District's engineer report. Additionally, \$246,000,000 of refunding bonds, \$50,725,000 of road bonds and \$6,300,000 of parks and recreational facilities bonds were approved by voters of the District. As of September 30, 2023, the District has issued \$18,565,000 in unlimited tax bonds to reimburse the developer for certain creation costs, operational advances, and water, wastewater and drainage improvements and \$8,180,000 in unlimited tax road bonds to reimburse the developer for road improvements.

10. 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.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

11. FUND BALANCES

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below:

- Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.
- Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.
- Committed - Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board. The District had no such amounts.
- Assigned - For the General Fund, amounts that are appropriated by the Board that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed. The District had no such amounts.
- Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

The detail of the fund balances is included in the Governmental Funds Balance Sheet on page FS-1.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board may also assign fund balance for a specific purpose.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

12. INTERLOCAL AGREEMENTS

On February 22, 2012, the District entered into an “Agreement Concerning Management and Operation of District Facilities” with Williamson County Water, Sewer, Irrigation and Drainage District No. 3 (“Williamson WSIDD No. 3”). Pursuant to this agreement, Williamson WSIDD No. 3 agreed to operate and maintain the water, wastewater, and drainage facilities within both Districts and to provide retail water and wastewater service to customers within the boundaries of both Districts. Williamson WSIDD No. 3 agreed to maintain separate accounting for revenues received from the District’s customers. Such revenues are used to compensate Williamson WSIDD No. 3 for the costs of providing services to the District’s customers. As of September 30, 2023, the District owed Williamson WSIDD No. 3 \$19,538 for operating expenses, net of collected revenues.

In November 2006, the District and the City of Hutto (the “City”) executed a strategic partnership agreement pursuant to Section 43.0751, Texas Local Government Code, whereby the commercial portion of the District (approximately 70 acres) was annexed into the City for limited purposes, while the balance of the District remains in the City’s extraterritorial jurisdiction. As a result of the limited purposes annexation, the City imposes its 2% sales and use taxes (but not its property taxes) within the area of limited purpose annexation. The City has also agreed to grant 50% of such sales tax funds collected within the District to the developers for the construction of certain roads necessary for further commercial and residential development within the District and the Hutto area. In addition, pursuant to the strategic partnership agreement, the City has agreed not to annex the District for general purposes until the earlier of 30 years from the date of the agreement or upon the completion and issuance of District bonds for 90% of utility infrastructure by the District.

**REQUIRED
SUPPLEMENTARY INFORMATION**

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2023**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
REVENUES:			
Property taxes, including penalties	\$ 1,162,725	\$ 1,157,702	\$ 5,023
Service revenue, including penalties	1,094,706	889,723	204,983
Connection/inspection fees	12,000	61,000	(49,000)
Interest and other	111,806	12,000	99,806
TOTAL REVENUES	<u>2,381,237</u>	<u>2,120,425</u>	<u>260,812</u>
EXPENDITURES:			
Current:			
Water/wastewater purchases	851,661	705,509	(146,152)
Garbage collection	156,725	143,494	(13,231)
Repairs and maintenance	96,553	139,500	42,947
Tap connection/inspection fees	32,456	22,875	(9,581)
Operation/management fees	111,027	121,525	10,498
Utilities	21,587	16,800	(4,787)
Security patrol	40,572	36,000	(4,572)
Director fees, including payroll taxes	10,538	9,779	(759)
Legal fees	81,856	103,500	21,644
Bookkeeping fees	25,500	21,680	(3,820)
Engineering fees	39,513	111,000	71,487
Audit fees	13,000	15,000	2,000
Insurance	7,193	10,000	2,807
Financial advisor fees	1,076	1,250	174
Tax appraisal/collection fees	6,195	5,600	(595)
Bank fees	28,375	26,400	(1,975)
Other	8,175	2,501	(5,674)
Capital outlay	-	100,000	100,000
TOTAL EXPENDITURES	<u>1,532,002</u>	<u>1,592,413</u>	<u>60,411</u>
NET CHANGE IN FUND BALANCE	849,235	<u>\$ 528,012</u>	<u>\$ 321,223</u>
FUND BALANCE:			
Beginning of the year	<u>1,688,847</u>		
End of the year	<u>\$ 2,538,082</u>		

TEXAS
SUPPLEMENTAL INFORMATION

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
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 type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input checked="" type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input type="checkbox"/> Parks/Recreation | <input type="checkbox"/> Fire Protection | <input checked="" type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input 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:	\$ 34.70	2,000	N	\$ 4.50	2,001 - 15,000
				\$ 5.75	Over 15,001
WASTEWATER:	\$ 56.74	-	Y	\$ -	
SURCHARGE:	\$ -	-		\$ -	

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage: Water \$ 70.70 Wastewater \$ 56.74

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	
< 3/4"	764.0	764.0	1.0	764.0
1"			2.5	
1 1/2"			5.0	
2"			8.0	
3"			15.0	
4"			25.0	
6"			50.0	
8"			80.0	
10"			115.0	
Total Water	764.0	764.0		764.0
Total Wastewater	764.0	764.0	1.0	764.0

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-1. SERVICES AND RATES (continued)
SEPTEMBER 30, 2023

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: 78,706
Gallons billed to customers: 74,933

Water Accountability Ratio (Gallons billed / Gallons Pumped) 95.2%

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: Williamson County, Texas

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: City of Hutto, Texas (1)

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

Entirely Partly Not at all

ETJ's in which district is located: City of Hutto, Texas (1)

Are Board members appointed by an office outside the district?

Yes No

If Yes, by whom? _____

(1) - The commercial acreage within the District has been annexed by the City of Hutto, Texas for limited purposes.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2023

Professional Fees:	
Auditing	\$ 13,000
Legal	81,856
Engineering	39,513
Financial Advisor	1,076
Purchased Services For Resale:	
Bulk Water and Wastewater Purchases	851,661
Contracted Services:	
Bookkeeping	25,500
General Manager	111,027
Appraisal District/Tax Collector	6,195
Other Contracted Services	229,753
Utilities	21,587
Repairs and Maintenance	96,553
Administrative Expenditures:	
Directors' Fees	10,538
Insurance	7,193
Other Administrative Expenditures	36,550
Capital Outlay:	
Capitalized Assets	-
TOTAL EXPENDITURES	<u><u>\$ 1,532,002</u></u>

Number of persons employed by the District:

Full-Time

Part-Time

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
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
General Fund-					
TexPool	XXX0002	Varies	N/A	\$ 2,603,432	\$ -
Total				<u>2,603,432</u>	<u>-</u>
Debt Service Fund:					
TexPool	XXX0001	Varies	N/A	109,086	-
TexPool	XXX0004	Varies	N/A	255,177	-
TexPool	XXX0019	Varies	N/A	110,881	-
Total				<u>475,144</u>	<u>-</u>
Capital Projects Fund:					
TexPool	XXX0012	Varies	N/A	4,169	-
TexPool	XXX0014	Varies	N/A	212	-
TexPool	XXX0016	Varies	N/A	595	-
TexPool	XXX0018	Varies	N/A	694	-
TexPool	XXX0020	Varies	N/A	107,577	-
Total				<u>113,247</u>	<u>-</u>
Total - All Funds				<u>\$ 3,191,823</u>	<u>\$ -</u>

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2023

	Maintenance Taxes	Debt Service Taxes	
Taxes Receivable, Beginning of Year	\$ 3,227	\$ 3,014	
2022 Original Tax Levy	1,173,504	985,594	
Adjustments	(15,660)	(13,548)	
Total to be accounted for	1,161,071	975,060	
Tax collections:			
Current year	1,160,420	974,605	
Prior years	339	269	
Total collections	1,160,759	974,874	
Taxes Receivable, End of Year	\$ 312	\$ 186	
Taxes Receivable, By Years			
2021 and before	\$ 148	\$ 48	
2022	164	138	
Taxes Receivable, End of Year	\$ 312	\$ 186	
Property Valuations:	2022	2021	2020
Land and improvements	\$ 243,970,365 (a)	\$ 175,850,711 (a)	\$ 120,183,179 (a)
Total Property Valuations	\$ 243,970,365	\$ 175,850,711	\$ 120,183,179
Tax Rates per \$100 Valuation:			
Debt Service tax rates	\$ 0.3960	\$ 0.4300	\$ 0.5384
Maintenance tax rates	0.4715	0.5020	0.4116
Total Tax Rates per \$100 Valuation:	\$ 0.8675	\$ 0.9320	\$ 0.9500
Original Tax Levy	\$ 2,159,098	\$ 1,653,549	\$ 1,143,472
Percent of Taxes Collected to Taxes Levied **	99.9%	100.0%	100.0%
Maximum Tax Rate Approved by Voters:	\$ <u>1.00</u> on <u>5/12/2007</u>		

**Calculated as taxes collected in current and previous years divided by the tax levy, plus adjustments.

(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.

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2023**

Fiscal Year Ending	Unlimited Tax Bonds Series 2016			Unlimited Tax Bonds Series 2017			Unlimited Tax Bonds Series 2018			Unlimited Tax Bonds Series 2019			Unlimited Tax Road Bonds Series 2020		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2024	\$ 75,000	\$ 62,831	\$ 137,831	\$ 50,000	\$ 59,475	\$ 109,475	\$ 75,000	\$ 84,019	\$ 159,019	\$ 60,000	\$ 64,512	\$ 124,512	\$ 70,000	\$ 66,444
2025	75,000	61,031	136,031	50,000	58,100	108,100	80,000	80,269	160,269	65,000	62,112	127,112	70,000	63,644	133,644
2026	75,000	59,156	134,156	50,000	56,600	106,600	85,000	76,269	161,269	70,000	59,512	129,512	75,000	60,844	135,844
2027	75,000	56,906	131,906	50,000	55,100	105,100	85,000	72,019	157,019	75,000	56,712	131,712	90,000	59,344	149,344
2028	75,000	54,656	129,656	50,000	53,500	103,500	90,000	68,619	158,619	75,000	55,212	130,212	90,000	57,544	147,544
2029	100,000	52,406	152,406	50,000	51,875	101,875	95,000	65,919	160,919	80,000	53,712	133,712	65,000	55,744	120,744
2030	100,000	49,406	149,406	50,000	50,188	100,188	95,000	63,069	158,069	85,000	52,112	137,112	75,000	54,362	129,362
2031	100,000	46,406	146,406	50,000	48,500	98,500	100,000	60,100	160,100	90,000	50,412	140,412	75,000	52,675	127,675
2032	100,000	43,406	143,406	50,000	46,813	96,813	105,000	56,850	161,850	95,000	48,612	143,612	80,000	50,800	130,800
2033	125,000	40,156	165,156	50,000	45,063	95,063	110,000	53,438	163,438	100,000	46,594	146,594	55,000	48,800	103,800
2034	125,000	36,094	161,094	50,000	43,250	93,250	115,000	49,588	164,588	105,000	44,344	149,344	65,000	47,425	112,425
2035	125,000	32,031	157,031	50,000	41,438	91,438	120,000	45,563	165,563	105,000	41,982	146,982	75,000	45,800	120,800
2036	150,000	27,813	177,813	50,000	39,625	89,625	120,000	41,363	161,363	105,000	39,356	144,356	60,000	43,925	103,925
2037	150,000	22,750	172,750	50,000	37,813	87,813	125,000	37,013	162,013	110,000	36,600	146,600	75,000	42,350	117,350
2038	150,000	17,500	167,500	50,000	35,875	85,875	130,000	32,481	162,481	110,000	33,575	143,575	80,000	40,382	120,382
2039	175,000	12,250	187,250	50,000	33,938	83,938	135,000	27,769	162,769	115,000	30,550	145,550	65,000	38,282	103,282
2040	175,000	6,126	181,126	50,000	32,000	82,000	145,000	22,875	167,875	115,000	27,388	142,388	200,000	36,575	236,575
2041	-	-	-	370,000	30,000	400,000	150,000	17,438	167,438	150,000	24,225	174,225	45,000	31,075	76,075
2042	-	-	-	380,000	15,196	395,196	155,000	11,813	166,813	220,000	20,100	240,100	45,000	29,838	74,838
2043	-	-	-	-	-	-	160,000	6,000	166,000	225,000	13,500	238,500	425,000	28,600	453,600
2044	-	-	-	-	-	-	-	-	-	225,000	6,750	231,750	615,000	16,912	631,912
2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 1,950,000	\$ 680,924	\$ 2,630,924	\$ 1,600,000	\$ 834,349	\$ 2,434,349	\$ 2,275,000	\$ 972,474	\$ 3,247,474	\$ 2,380,000	\$ 867,872	\$ 3,247,872	\$ 2,495,000	\$ 971,365	\$ 3,466,365

(continued)

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS (CONTINUED)
SEPTEMBER 30, 2023

Fiscal Year Ending	Unlimited Tax Refunding Bonds Series 2021			Unlimited Tax Road Bonds Series 2021A			Unlimited Tax Road Bonds Series 2022			Unlimited Tax Bonds Series 2022A			Total - All Requirements		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2024	\$ 75,000	\$ 39,038	\$ 114,038	\$ 5,000	\$ 66,225	\$ 71,225	\$ 5,000	\$ 105,775	\$ 110,775	\$ 5,000	\$ 339,475	\$ 344,475	\$ 420,000	\$ 887,794
2025	85,000	36,788	121,788	5,000	66,075	71,075	5,000	105,475	110,475	270,000	339,275	609,275	705,000	872,769	1,577,769
2026	85,000	34,238	119,238	5,000	65,925	70,925	5,000	105,175	110,175	285,000	323,075	608,075	735,000	840,794	1,575,794
2027	90,000	31,688	121,688	5,000	65,775	70,775	95,000	104,875	199,875	200,000	305,975	505,975	765,000	808,394	1,573,394
2028	95,000	28,988	123,988	5,000	65,625	70,625	100,000	99,175	199,175	215,000	295,975	510,975	795,000	779,294	1,574,294
2029	95,000	27,088	122,088	5,000	65,475	70,475	105,000	93,175	198,175	225,000	285,225	510,225	820,000	750,619	1,570,619
2030	100,000	25,188	125,188	5,000	65,375	70,375	100,000	87,400	187,400	240,000	273,975	513,975	850,000	721,075	1,571,075
2031	105,000	23,188	128,188	5,000	65,275	70,275	100,000	81,900	181,900	255,000	261,975	516,975	880,000	690,431	1,570,431
2032	110,000	21,088	131,088	120,000	65,175	185,175	5,000	76,400	81,400	250,000	251,775	501,775	915,000	660,919	1,575,919
2033	115,000	18,888	133,888	115,000	62,775	177,775	5,000	76,200	81,200	270,000	241,775	511,775	945,000	633,689	1,578,689
2034	120,000	16,588	136,588	115,000	60,475	175,475	5,000	76,000	81,000	275,000	230,975	505,975	975,000	604,739	1,579,739
2035	125,000	14,188	139,188	115,000	58,175	173,175	5,000	75,800	80,800	290,000	219,975	509,975	1,010,000	574,952	1,584,952
2036	130,000	11,688	141,688	115,000	55,875	170,875	5,000	75,600	80,600	310,000	208,375	518,375	1,045,000	543,620	1,588,620
2037	135,000	8,925	143,925	120,000	53,000	173,000	5,000	75,400	80,400	310,000	195,975	505,975	1,080,000	509,826	1,589,826
2038	140,000	6,056	146,056	115,000	50,000	165,000	5,000	75,200	80,200	340,000	183,575	523,575	1,120,000	474,644	1,594,644
2039	145,000	3,081	148,081	120,000	47,125	167,125	5,000	75,000	80,000	350,000	169,125	519,125	1,160,000	437,120	1,597,120
2040	-	-	-	120,000	44,125	164,125	5,000	74,800	79,800	390,000	154,250	544,250	1,200,000	398,139	1,598,139
2041	-	-	-	155,000	41,125	196,125	5,000	74,600	79,600	370,000	137,675	507,675	1,245,000	356,138	1,601,138
2042	-	-	-	155,000	37,250	192,250	5,000	74,400	79,400	330,000	121,950	451,950	1,290,000	310,547	1,600,547
2043	-	-	-	100,000	33,375	133,375	5,000	74,200	79,200	425,000	107,100	532,100	1,340,000	262,775	1,602,775
2044	-	-	-	125,000	30,875	155,875	5,000	74,000	79,000	420,000	87,975	507,975	1,390,000	216,512	1,606,512
2045	-	-	-	120,000	27,750	147,750	830,000	73,800	903,800	490,000	69,075	559,075	1,440,000	170,625	1,610,625
2046	-	-	-	990,000	24,750	1,014,750	5,000	40,600	45,600	505,000	47,025	552,025	1,500,000	112,375	1,612,375
2047	-	-	-	-	-	-	1,010,000	40,400	1,050,400	540,000	24,300	564,300	1,550,000	64,700	1,614,700
	\$ 1,750,000	\$ 346,706	\$ 2,096,706	\$ 2,740,000	\$ 1,217,600	\$ 3,957,600	\$ 2,425,000	\$ 1,915,350	\$ 4,340,350	\$ 7,560,000	\$ 4,875,850	\$ 12,435,850	\$ 25,175,000	\$ 12,682,490	\$ 37,857,490

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2023**

	Bond Issue										
	Series 2016	Series 2017	Series 2018	Series 2019	Series 2020	Series 2021	Series 2021A	Series 2022	Series 2022A	Total	
Interest Rate	2.00% - 3.50%	2.00% - 4.00%	3.00% - 5.00%	2.00% - 4.00%	2.00% - 4.00%	2.00% - 3.00%	2.00% - 3.00%	4.00% - 6.00%	4.00% - 6.00%		
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	9/1/2040	9/1/2042	9/1/2043	9/1/2044	9/1/2044	9/1/2039	9/1/2046	9/1/2047	9/1/2047		
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 2,025,000	\$ 1,650,000	\$ 2,350,000	\$ 2,420,000	\$ 2,565,000	\$ 1,820,000	\$ 2,745,000	\$ 2,430,000	\$ -	\$ 18,005,000	
Bonds Sold During the Current Fiscal Year	-	-	-	-	-	-	-	-	7,565,000	7,565,000	
Retirements During the Current Fiscal Year:											
Principal Refunded	(75,000)	(50,000)	(75,000)	(40,000)	(70,000)	(70,000)	(5,000)	(5,000)	(5,000)	(395,000)	
Bonds Outstanding at End of Current Fiscal Year	\$ 1,950,000	\$ 1,600,000	\$ 2,275,000	\$ 2,380,000	\$ 2,495,000	\$ 1,750,000	\$ 2,740,000	\$ 2,425,000	\$ 7,560,000	\$ 25,175,000	
Interest Paid During the Current Fiscal Year	\$ 64,556	\$ 60,750	\$ 87,768	\$ 66,113	\$ 69,244	\$ 41,138	\$ 66,376	\$ 106,075	\$ 241,546	\$ 803,566	
Paying Agent's Name & Address:	Bank of Texas Austin, TX										
Bond Authority:	Unlimited Tax Bonds*	Refunding Bonds*	Road Bonds*	Recreational Facilities*							
Amount Authorized by Voters	\$ 164,350,000	\$ 246,000,000	\$ 50,725,000	\$ 6,300,000							
Amount Issued	(18,565,000)	(145,000)	(8,180,000)	-							
Remaining To Be Issued	\$ 145,785,000	\$ 245,855,000	\$ 42,545,000	\$ 6,300,000							
* 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:				\$ 475,144							
Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt:				\$ 1,577,395							

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2023

	Amounts					Percent of Fund Total Revenues				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
	GENERAL FUND REVENUES:									
Property taxes, including penalties	\$ 1,162,725	\$ 899,267	\$ 497,666	\$ 504,663	\$ 407,019	48.8%	41.7%	33.0%	38.5%	40.2%
Connection/inspection fees	12,000	225,970	156,250	135,575	93,950	0.5%	10.5%	10.4%	10.4%	9.3%
Service revenue, including penalties	1,094,706	1,016,716	852,034	661,701	495,911	46.0%	47.2%	56.6%	50.5%	48.9%
Interest and other	111,806	12,947	453	7,375	16,854	4.7%	0.6%	-	0.6%	1.6%
TOTAL GENERAL FUND REVENUES	2,381,237	2,154,900	1,506,403	1,309,314	1,013,734	100.0%	100.0%	100.0%	100.0%	100.0%
GENERAL FUND EXPENDITURES:										
Water/wastewater purchases	851,661	716,987	706,631	484,919	354,423	35.8%	33.3%	46.9%	37.0%	35.0%
Garbage collection	156,725	142,406	119,242	85,807	64,887	6.6%	6.6%	7.9%	6.6%	6.4%
Operation/management fees	111,027	108,526	77,829	63,955	40,705	4.7%	5.0%	5.2%	4.9%	4.0%
Tap connection/inspection fees	32,456	24,207	56,843	58,076	35,035	1.4%	1.1%	3.8%	4.4%	3.5%
Repairs and maintenance	96,553	104,711	308,411	49,524	44,323	4.1%	4.9%	20.5%	3.8%	4.4%
Utilities	21,587	17,288	15,100	13,682	14,520	0.9%	0.8%	1.0%	1.0%	1.4%
Security patrol	40,572	34,104	29,752	18,959	-	1.7%	1.6%	2.0%	1.4%	-
Director fees, including payroll taxes	10,538	7,428	13,241	10,496	6,620	0.4%	0.3%	0.9%	0.8%	0.7%
Legal fees	81,856	78,831	84,559	63,538	65,278	3.4%	3.7%	5.6%	4.9%	6.4%
Engineering fees	39,513	52,203	42,064	56,255	26,997	1.7%	2.4%	2.8%	4.3%	2.7%
Bookkeeping fees	25,500	24,900	23,150	22,350	21,650	1.1%	1.2%	1.5%	1.7%	2.1%
Audit fees	13,000	13,000	12,500	12,000	11,500	0.5%	0.6%	0.8%	0.9%	1.1%
Financial advisor fees	1,076	1,066	893	1,035	915	-	-	0.1%	0.1%	0.1%
Other professional fees	-	-	-	-	1,750	-	-	-	-	0.2%
Tax appraisal/collection fees	6,195	4,868	2,863	3,093	2,295	0.3%	0.2%	0.2%	0.2%	0.2%
Insurance	7,193	5,797	3,341	3,303	3,071	0.3%	0.3%	0.2%	0.3%	0.3%
Public notice	-	-	-	-	632	-	-	-	-	0.1%
Bank fees	28,375	25,759	20,283	13,612	9,822	1.2%	1.2%	1.3%	1.0%	1.0%
Other	8,175	3,253	1,691	9,026	1,227	0.3%	0.2%	0.1%	0.7%	0.1%
Capital outlay	-	-	-	225,530	-	-	-	-	17.2%	-
TOTAL GENERAL FUND EXPENDITURES	1,532,002	1,365,334	1,518,393	1,195,160	705,650	64.4%	63.4%	100.8%	91.2%	69.7%
EXCESS (DEFICIT) OF GENERAL FUND REVENUES OVER (UNDER) EXPENDITURES	\$ 849,235	\$ 789,566	\$ (11,990)	\$ 114,154	\$ 308,084	35.7%	36.6%	-0.8%	8.8%	30.3%
DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES:										
Interest	\$ 54,821	\$ 5,015	\$ 348	\$ 7,613	\$ 14,641	4.0%	0.6%	-	1.4%	2.8%
Property taxes, including penalties	976,851	771,333	650,313	470,781	387,179	70.9%	89.5%	75.7%	83.6%	70.6%
Bond proceeds, net	346,848	85,225	208,832	84,587	146,502	25.1%	9.9%	24.3%	15.0%	26.6%
TOTAL DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES	1,378,520	861,573	859,493	562,981	548,322	100.0%	100.0%	100.0%	100.0%	100.0%
DEBT SERVICE FUND EXPENDITURES:										
Bond interest	803,566	495,612	414,787	379,127	291,897	58.3%	57.5%	48.4%	67.4%	53.2%
Bond principal	395,000	375,000	360,000	325,000	110,000	28.7%	43.5%	41.9%	57.7%	20.1%
Fiscal agent fees and other	11,331	9,384	144,559	7,851	4,807	0.8%	1.1%	16.7%	1.4%	0.9%
TOTAL DEBT SERVICE FUND EXPENDITURES	1,209,897	879,996	919,346	711,978	406,704	87.8%	102.1%	107.0%	126.5%	74.2%
EXCESS (DEFICIT) OF DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	\$ 168,623	\$ (18,423)	\$ (59,853)	\$ (148,997)	\$ 141,618	12.2%	-2.1%	-7.0%	-26.5%	25.8%
TOTAL ACTIVE RETAIL WATER CONNECTIONS	764	695	587	486	341					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	764	695	585	484	339					

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
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):	November 29, 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

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid * 9/30/2023	Expense Reimbursements 9/30/2023	Title at Year End
<i>Board Members:</i>				
KYLE SPEARS	(Elected) 11/3/2020 - 11/5/2024	\$ 1,492	\$ 260	President
DOUG SNYDER	(Appointed) 11/3/2020 - 11/5/2024	\$ 2,092	\$ 465	Vice-President
CLAUDIA CAPERS	(Elected) 11/8/2022 - 11/3/2026	\$ 2,692	\$ 487	Secretary
DERRICK JOHNSON	(Elected) 11/8/2022 - 11/3/2026	\$ 1,792	\$ 512	Treasurer
KENNY MIRE	(Elected) 11/3/2020 - 11/5/2024	\$ 1,421	\$ -	Assistant Secretary/ Treasurer
<i>Former Board Members-</i>				
GARY FISCHER	(Elected) 11/6/2018 - 11/8/2022	\$ 300	\$ 53	Former Member
<i>Consultants:</i>				
Armbrust & Brown, PLLC	11/30/2005	\$ 91,148	\$ -	Attorney
		\$ 113,959	\$ -	Bond Related Services
Bott & Douthitt, PLLC	5/1/2012	\$ 20,700	\$ 203	District Accountant
Maxwell Locke & Ritter LLP	9/11/2014	\$ 13,000	\$ -	Auditor
		\$ 12,000	\$ -	Bond Related Services
Murfee Engineering Co., Inc.	2/10/2022	\$ 48,035	\$ -	District Engineer
McCall, Parkhurst & Horton, LLP	11/30/2005	\$ 124,891	\$ -	Bond Counsel
Public Finance Group LLC	4/17/2014	\$ 1,980	\$ -	Financial Advisor
		\$ 155,188	\$ -	Bond Related Services
Williamson County Tax Assessor/Collector	5/17/2011	\$ 233	\$ -	Tax Collector

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

**OTHER
SUPPLEMENTAL INFORMATION**

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2023

Taxpayer	Type of Property	Tax Roll Year		
		2023	2022	2021
Oncor Electric Delivery Co.	N/A	\$ 2,763,000	\$ 2,284,374	\$ 892,099
Pacesetter Homes LLC	N/A	2,512,902	3,235,667	453,495
SR Apartments LLC	N/A	2,130,000	-	-
Homeowner	N/A	862,483	893,193	695,680
Homeowner	N/A	572,860	672,891	436,492
Clark Wilson Builder Inc.	N/A	564,373	1,086,637	-
Homeowner	N/A	551,553	649,606	427,426
Homeowner	N/A	544,205	608,679	425,275
Homeowner	N/A	539,505	606,867	-
Homeowner	N/A	536,247	596,083	-
Cash Construction	N/A	-	747,546	698,896
Star Golf Development Inc.	N/A	-	-	4,147,437
KB Home Lone Star Inc.	N/A	-	-	1,854,034
Tack Development Ltd.	N/A	-	-	533,451
Total		\$ 11,577,128	\$ 11,381,543	\$ 10,564,285
Percent of Assessed Valuation		4.2%	4.7%	6.0%

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2023

	Tax Roll Year					
	2023		2022		2021	
	Amount	%	Amount	%	Amount	%
Single Family	\$ 295,632,968	107.8%	\$ 304,923,829	125.0%	\$ 176,238,173	100.2%
Multi-Family	2,131,352	0.8%	676	-	588	-
Vacant Platted Lots/Tracts	2,863	-	2,863	-	2,700	-
Acreage, Land Only	8,245,052	3.0%	15,098,075	6.2%	12,789,768	7.3%
Farm and Ranch Improvements	88,519	-	345,785	0.1%	4,746,320	2.7%
Utilities	2,763,000	1.0%	2,284,374	0.9%	892,099	0.5%
Tangible Personal, Business	491,236	0.2%	1,684,903	0.7%	1,003,194	0.6%
Real Inventory	8,643,519	3.2%	19,603,486	8.0%	13,413,876	7.6%
Exempt Property	1,086,085	0.4%	1,042,885	0.4%	622,164	0.4%
Adjustments & Exemptions	(44,804,402)	-16.4%	(101,016,511)	-41.3%	(33,858,171)	-19.3%
Total	<u>\$ 274,280,192</u>	<u>100.0%</u>	<u>\$ 243,970,365</u>	<u>100.0%</u>	<u>\$ 175,850,711</u>	<u>100.0%</u>

APPENDIX B
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.]

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
UNLIMITED TAX BONDS, SERIES 2025
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,470,000**

AS BOND COUNSEL FOR WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 (the "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 order of the Board of Directors of the District adopted on December 12, 2024 authorizing the issuance of the Bonds (the "Bond Order").

WE HAVE EXAMINED the Constitution and laws of the State of Texas, certified copies of the proceedings of the District, including the Bond Order 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 said Bonds have been duly authorized, issued and delivered in accordance with law; and that said Bonds, 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 principle of equity which permit the exercise of judicial discretion, constitute valid and legally binding obligations of the District, payable from ad valorem taxes without legal limit as to rate or amount to be levied and collected by the District upon taxable property within the District, which taxes the District has covenanted to levy in an amount sufficient (together with revenues and receipts from other sources which are legally available for such purposes) to pay the interest on and the principal of the Bonds. Such covenant to levy taxes is subject to the right of a city, under existing Texas law, to annex all of the territory within the District; to take over all properties and assets of the District; to assume all debts, liabilities, and obligations of the District, including the Bonds; and to abolish the District.

THE DISTRICT reserves the right to issue additional bonds which will be payable from taxes; bonds, notes, and other obligations payable from revenues; and 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 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 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 District as the taxpayer. We observe that the 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 District, and, in that capacity, we have been engaged by the 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 District, 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 District as to the current outstanding indebtedness of and the assessed valuation of taxable property within the District. Our role in connection with the 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 C
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)

