

NEW ISSUE-BOOK-ENTRY-ONLY

RATINGS: BAM Insured S&P “AA” (stable outlook);

Underlying Moody’s “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 existing statutes, regulations, published rulings, and court decisions existing on the date thereof, subject to the matters described under “TAX MATTERS.”

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

\$3,530,000

COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1

(A Political Subdivision of the State of Texas Located in Travis County, Texas)

UNLIMITED TAX BONDS, SERIES 2021

Dated: November 2, 2021

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

Interest on the \$3,530,000 Cottonwood Creek Municipal Utility District No. 1 Unlimited Tax Bonds, Series 2021 (the “Bonds”) will accrue from the Date of Delivery of the Bonds, as defined below, and is payable March 1, 2022 and each September 1 and March 1 thereafter until the earlier of maturity or redemption, and will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company (“DTC”), New York, New York, acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent/registrars for the Bonds is UMB Bank, N.A., Austin, Texas (the “Paying Agent” or “Paying Agent/Registrar”). The Bonds are obligations solely of Cottonwood Creek Municipal Utility District No. 1 (the “District”) and are not obligations of the City of Manor, Texas; Travis County, Texas; the State of Texas; or any entity other than the District.

The payment of the principal of and interest on the Bonds, when due, will be guaranteed under a municipal bond insurance policy that will be issued concurrently with the delivery of the Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY**. See “BOND INSURANCE.”



**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.”

The Bonds are offered by the initial purchaser of the Bonds (the “Initial Purchaser”) subject to prior sale, when, as, and if issued by the 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 November 2, 2021 (the “Date of Delivery”) in Austin, Texas.

MATURITIES
(Due September 1)

CUSIP Prefix: 221843

| Due | Principal Amount | Interest Rate ^(a) | Initial Reoffering Yield ^(b) | CUSIP Suffix ^(c) | Due | Principal Amount | Interest Rate ^(a) | Initial Reoffering Yield ^(b) | CUSIP Suffix ^(c) |
|---|------------------|------------------------------|---|-----------------------------|--------|------------------|------------------------------|---|-----------------------------|
| 2022 | \$ 5,000 | 2.000% | 0.500% | HC2 | 2027 | \$ 175,000 | 2.000% | 1.050% | HH1 |
| 2023 | 5,000 | 2.000% | 0.600% | HD0 | 2028 | 175,000 | 2.000% | 1.200% | HJ7 |
| 2024 | 5,000 | 2.000% | 0.750% | HE8 | 2029 | 180,000 | 2.000% | 1.350% | HK4 |
| 2025 | 5,000 | 2.000% | 0.850% | HF5 | 2030 * | 180,000 | 2.000% | 1.650% | HL2 |
| 2026 | 170,000 | 2.000% | 0.900% | HG3 | 2031 * | 190,000 | 2.000% | 1.800% | HM0 |
| <p>\$390,000 2.000%^(a) Term Bond due September 1, 2033* Yield 2.100%^(b) CUSIP Suffix HP3^(c)</p> <p>\$390,000 2.250%^(a) Term Bond due September 1, 2035* Yield 2.300%^(b) CUSIP Suffix HR9^(c)</p> <p>\$400,000 2.375%^(a) Term Bond due September 1, 2037* Yield 2.450%^(b) CUSIP Suffix HT5^(c)</p> <p>\$1,260,000 2.500%^(a) Term Bond due September 1, 2043* Yield 2.650%^(b) CUSIP Suffix HZ1^(c)</p> | | | | | | | | | |

- * 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, 2030 in whole or from time to time in part, on September 1, 2029, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. The Term Bonds maturing September 1, 2033, September 1, 2035, September 1, 2037, and September 1, 2043 (collectively, the "Term Bonds") are also subject to mandatory sinking fund redemption. "THE BONDS - Redemption."
- (a) After requesting competitive bids for purchase of the Bonds, the District has accepted the lowest bid to purchase the Bonds, bearing interest as shown, at a price of 97.57% of par, resulting in a net effective interest rate to the District of 2.506839%.
- (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 S&P Global Market Intelligence 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 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 is applicable to all or a portion of certain maturities of the Bonds.

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM") MAKES NO REPRESENTATION REGARDING THE BONDS OR THE ADVISABILITY OF INVESTMENT IN THE BONDS. IN ADDITION, BAM 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 BAM SUPPLIED BY BAM AND PRESENTED UNDER THE HEADING "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, 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 and opinion, or that they will be realized.

Any references to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites, and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

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.

Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of the "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 the "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 DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

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

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid of Robert W. Baird and 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 97.57% 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 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 of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The 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 THE 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 the Official Statement and in other information provided by the District 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 the District assumes no obligation to update any such forward-looking statements. See “INVESTMENT CONSIDERATIONS- Forward-Looking Statements.”

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 by events including, but not limited to, the current COVID-19 pandemic. See “INVESTMENT CONSIDERATIONS – Infectious Disease Outlook (COVID-19).” Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes. See “INVESTMENT CONSIDERATIONS – No Certainty of a Secondary Market.”

MUNICIPAL BOND RATINGS

S&P Global Ratings, a business unit of Standard and Poor's Financial Services LLC (“S&P”) is expected to assign a rating of “AA” (stable outlook) to the Bonds, as a result of a municipal bond insurance policy to be issued by Build America Mutual Assurance Company (“BAM” or the “Insurer”) at the time of delivery of the Bonds. Additionally, Moody's Investors Service, Inc. (“Moody's”) has 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, Build America Mutual Assurance Company (“BAM”) will issue its Municipal Bond Insurance Policy for the Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an appendix to this Official Statement.

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

Build America Mutual Assurance Company

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products solely to issuers in the U.S. public finance markets. BAM will only insure obligations of states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: www.buildamerica.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM's financial strength is rated "AA/Stable" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of the rating and current reports may be obtained from S&P at www.standardandpoors.com. The rating of BAM should be evaluated independently. The rating reflects the S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds 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 Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of June 30, 2021 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$488.6 million, \$165.5 million and \$323.1 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.buildamerica.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM 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 BAM, supplied by BAM and presented under the heading "BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos. For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at www.buildamerica.com/videos. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles. Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at www.buildamerica.com/credit-profiles. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers. The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content. BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

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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 the Official Statement. The offering of the Bonds to potential investors is made only by means of the 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 the 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 | <p>The District (as defined below) was created as Cottonwood Creek Water Control and Improvement District No. 1 by an order of the Travis County Commissioners Court on June 4, 1985 and confirmed pursuant to an election held within the District on May 7, 1988. The District was subsequently converted to a municipal utility district and its name was changed to Cottonwood Creek Municipal Utility District No. 1 (the “District”). The District is a political subdivision of the State of Texas and its conversion to a municipal utility district was approved by order of the Texas Natural Resource Conservation Commission, a predecessor to the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”) on August 13, 2001. The District exists, among other purposes, for the purposes of providing, operating, and maintaining facilities to control storm water, distribute potable water, and to collect and treat wastewater, and operates pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, as amended. See “THE DISTRICT – General.”</p> <p>The District is one of four political subdivisions, including Travis County Municipal Utility District No. 2, Wilbarger Creek Municipal Utility District No. 1, and Wilbarger Creek Municipal Utility District No. 2 (collectively, the “Participants” and individually a “Participant”), created to provide water, wastewater, and storm drainage to two master planned communities comprised of approximately 1,514 acres located within Travis County, Texas. See “THE MASTER DISTRICT.”</p> |
| Location | <p>The District, which currently encompasses approximately 417.70 acres of land, all of which are developable, is located in Travis County approximately 11 miles northeast of downtown Austin and on the north side of U.S. Highway 290. It is northeast of and entirely within the extraterritorial jurisdiction of the City of Manor, Texas (the “City”). See “THE DISTRICT - Location.”</p> |
| Master District Service Area | <p>The Participants currently comprise approximately 1,514 acres (the “Service Area”) which include two master planned communities (ShadowGlen and Presidential Meadows) designed to ultimately contain single-family, multi-family, commercial, retail, and office development as well as recreational amenities. All of the Participants have designated Wilbarger Creek Municipal Utility District No. 2 (the “Master District”) to serve as the master district and regional provider of all major water, wastewater, and drainage facilities to serve the Service Area pursuant to the provisions of the Amended and Restated Contract for Financing and Operation of Regional Waste Collection, Treatment, and Disposal Facilities, Regional Water Supply and Delivery Facilities, and Regional Drainage, Including Water Quality, Facilities (the “Master District Contract”), between the Master District and the Participants. Each Participant has agreed to levy a contract tax, unlimited as to rate or amount, as necessary to pay costs under the Master District Contract, including its pro rata share of debt service on bonds issued by the Master District for the regional water, wastewater, and drainage facilities. Each Participant is responsible for constructing and financing its own internal water, wastewater, and drainage facilities. See “THE MASTER DISTRICT” and “INVESTMENT CONSIDERATIONS.”</p> |
| The Developer | <p>The developer currently active within the District is KB Home Lone Star, Inc. (“KB Home” or the “Developer”), a Texas corporation. KB Home has purchased (or has under contract to purchase) certain single-family acreage from SVWW (as defined below) and Presidential (as defined below); although KB Home will be developing utility facilities to serve such acreage, SVWW and Presidential have retained reimbursement rights to relevant bond proceeds. SVWW Manor Limited Partnership (“SVWW”) was the previous developer in the District but no longer owns any undeveloped land within the District. SVWW’s affiliated entity, Presidential Meadows Limited Partnership (“Presidential”), a Texas limited partnership, is a landowner within the District and owns approximately 1.8 developable acres. IBC Partners, Ltd., (“IBC”) another landowner within the District, has retained approximately 45 acres of commercial frontage along US 290. See “THE DEVELOPERS – Description of Developer” and “THE DISTRICT – Historical and Current Status of Development.”</p> |
| Status of Development | <p>Development of the District commenced in October 2002. According to Presidential and KB Home, as of September 1, 2021, approximately 329.75 acres (or 83.21% of the approximately 417.70 developable acres within the District) have been developed with utility facilities as the single-family residential subdivisions of Presidential Meadows, Sections 1 through 16, encompassing a total of 1,510 developed single single-family lots, including 1,341 completed homes, 64 homes under construction and 105</p> |

vacant developed single- family lots. The District also contains 2.5 acres of commercial acreage, an amenity center, and an elementary school, which are included in the approximately 351.664 acres of developed acreage. As of September 1, 2021, there are approximately 69.0610 remaining developable acres within the District, including 1.40 acres for a water storage tank that is currently under construction. See “THE DISTRICT - Historical and Current Status of Development.”

| | |
|------------------------|---|
| Homebuilder..... | KB Home is currently the only active homebuilder within the District. According to KB Home, the homes range in price from approximately \$218,995 to \$289,495, with square footage ranging from approximately 1,234 to 2,881. See “THE DEVELOPER – Homebuilder.” |
| COVID-19 Pandemic..... | The continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition. The District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19; however, the District cannot predict the long-term economic effect of COVID-19 or a similar virus should there be a reversal of economic activity and re-imposition of restrictions. See “INVESTMENT CONSIDERATIONS – Infectious Disease Outlook (COVID-19).” |

THE BONDS

| | |
|-------------------------|---|
| Description..... | The Bonds in the aggregate principal amount of \$3,530,000 mature serially in varying amounts on September 1 of each year from 2022 through 2031, inclusive, and as Term Bonds which mature September 1, 2033, September 1, 2035, September 1, 2037, and September 1, 2043 (the “Term Bonds”), as set forth on the inside cover page hereof and is payable March 1, 2022 and each September 1 and March 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS - General Description.” |
| Redemption | The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2030, in whole or from time to time in part, on September 1, 2029, 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 September 1, 2033, September 1, 2035, September 1, 2037, and September 1, 2043 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, without legal limitation as to rate or amount, 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 Manor, Texas; Travis 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 seventh (7 th) installment of new money bonds issued by the District. The District has also issued two series of refunding bonds. The District has never defaulted in the timely payment of principal of or interest on its previously issued obligations, entitled: \$2,500,000 Unlimited Tax Bonds, Series 2006; \$2,395,000 Unlimited Tax Refunding Bonds, Series 2013; \$2,500,000 Unlimited Tax Bonds, Series 2016; \$4,040,000 Unlimited Tax Bonds, Series 2017; \$3,000,000 Unlimited Tax Bonds, Series 2018; \$3,000,000 Unlimited Tax Bonds, Series 2019; \$1,650,000 Unlimited Tax Refunding Bonds, Series 2020; and \$5,600,000 Unlimited Tax Bonds, Series 2020A. See “FINANCIAL STATEMENT - Outstanding Bonds.” |

In addition to the direct debt obligations of the District, the District is a party to the Master District Contract under which the District has agreed to pay a pro rata share of debt service on bonds issued from time to time by the Master District for certain major facilities to provide regional water, wastewater, and drainage to all Participants. Each Participant has entered into the Master District Contract. The Master District has outstanding a total of \$31,495,000 aggregate principal amount of contract tax bonds issued as the following: \$2,995,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$4,575,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$4,155,000 Unlimited Contract Tax Bonds, Series 2017; \$4,460,000 Unlimited Contract Tax Bonds, Series 2018; \$6,000,000 Unlimited Contract Tax Bonds, Series 2019; \$2,010,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and, currently in the process of issuance, \$12,285,000 Unlimited Contract Tax Bonds, Series 2021 (expected to be issued and delivered on November 2, 2021) (collectively, the “Outstanding Contract Bonds”). Of such Outstanding Contract Bonds, \$12,230,995 (38.29%) represents the District’s pro rata share based on the 2021 Certified Assessed Valuation of the Service Area of \$813,334,166. See “THE MASTER DISTRICT – General” and “- Contract Tax Bonds.” To date, the District has not defaulted on any debt service or contract payments.

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| 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; a bond election held within the District on May 3, 2003 approving the issuance of the Bonds (the “Bond Election”); the approving order of the TCEQ; and an order adopted by the Board of Directors of the District authorizing the issuance of the Bonds on the date of the sale of the Bonds (the “Bond Order”). See “THE BONDS - Authority for Issuance.” |
| Use of Proceeds..... | <p>The proceeds of the Bonds will be used to finance the following: (i) water, wastewater, and drainage facilities to serve residential development in Presidential Meadows Sections 14, 15, and 16 and (ii) engineering and permitting fees.</p> <p>The remaining Bond proceeds will be used to: (i) pay developer interest; (ii) pay approximately twenty-four (24) months of capitalized interest; and (iii) pay other costs associated with the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”</p> |
| Bonds Authorized But Unissued..... | At an election held within the District on May 3, 2003, voters within the District authorized a total principal amount of \$41,060,000 unlimited tax bonds for the acquisition and construction of water, wastewater, and drainage facilities. After the sale of the Bonds, \$16,890,000 in bonds for water, wastewater, and drainage facilities will remain authorized but unissued. Additionally, at the election held in the District on May 3, 2003, the voters within the District approved the issuance of unlimited tax refunding bonds in a principal amount of up to one and one-half times the principal amount of water, wastewater, and drainage facilities bonds issued, of which \$61,261,134.38 remains authorized but unissued. Additionally, at an election held in the District on February 7, 2004, the voters within the District approved the issuance of \$5,250,000 in unlimited tax bonds for the acquisition and construction of parks and recreational facilities and unlimited tax refunding bonds in an amount not to exceed one and one-half times the amount of bonds issued for such purposes, all of which remain authorized but unissued. See “FINANCIAL STATEMENT - Outstanding Bonds and Unlimited Tax Bonds Authorized but Unissued” and “THE BONDS – Issuance of Additional Debt.” |
| Future Debt..... | Pursuant to the Master District Contract, the District has agreed to pay a pro rata share of maintenance expenses and debt service on bonds issued from time to time by the Master District for Master District facilities. |
| Municipal Bond Ratings and Insurance..... | S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”) is expected to assign a rating of “AA” (stable outlook) to the Bonds, as a result of a municipal bond insurance policy to be issued by Build America Mutual Assurance Company (“BAM” or the “Insurer”) at the time of delivery of the Bonds. Additionally, Moody’s Investors Service, Inc. (“Moody’s”) has 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 2021 is not reasonably expected to exceed \$10,000,000. See “TAX MATTERS – Qualified Tax-Exempt Obligations for Financial Institutions.” |
| Bond Counsel & 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..... | Schroeder Engineering Company, 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.

SELECTED FINANCIAL INFORMATION

| | | | | |
|--|----|-------------------|------------------|-----------|
| 2021 Certified Assessed Valuation | | \$ | 311,406,677 | (a) |
| Estimated Assessed Valuation as of September 1, 2021 | | \$ | 321,459,717 | (b) |
| Gross Debt Outstanding (after issuance of the Bonds) | | | | |
| District Debt | \$ | 22,300,000 | (c) | |
| Contract Debt | | <u>12,230,995</u> | (d) | |
| Total | \$ | | 34,530,995 | |
| Ratio of Gross Debt to 2021 Certified Assessed Valuation ^(a) | | | 11.09% | |
| Ratio of Gross Debt to Estimated Assessed Valuation as of September 1, 2021 ^(b) | | | 10.74% | |
| 2021 Tax Rate | | | | |
| Debt Service | \$ | 0.3555 | | |
| Maintenance | | 0.1275 | | |
| Contract | | <u>0.3500</u> | | |
| Total 2021 Tax Rate | | | <u>\$ 0.8330</u> | (e) |
| Debt Service Fund Balance (as of October 5, 2021) | \$ | | 281,648 | (f) |
| Percentage of current tax collections - Tax Years (2002-2021) | | | 99.20% | (g) |
| Percentage of total tax collections - Tax Years (2002-2021) | | | 99.83% | (g) |
| Average Annual Debt Service Requirement of the Bonds and Outstanding Bonds ("Average Requirement") (2022-2043) | \$ | | 1,397,259 | |
| Tax Rate required to pay Average Requirement based upon 2021 Certified Assessed Valuation ^(a) at 95% collections | \$ | | 0.48 | /\$100 AV |
| Tax Rate required to pay Average Requirement based upon Estimated Assessed Valuation as of September 1, 2021 ^(b) at 95% collections | \$ | | 0.46 | /\$100 AV |
| Maximum Annual Debt Service Requirement of the Bonds and Outstanding Bonds ("Maximum Requirement") (2043) | \$ | | 1,440,125 | |
| Tax Rate required to pay Maximum Requirement based upon 2021 Certified Assessed Valuation ^(a) at 95% collections | \$ | | 0.49 | /\$100 AV |
| Tax Rate required to pay Maximum Requirement based upon Estimated Assessed Valuation as of September 1, 2021 ^(b) at 95% collections | \$ | | 0.48 | /\$100 AV |
| Number of active connections as of September 1, 2021 | | | | |
| Single Family - Complete and Occupied | | | 1341 | |
| Single Family - Builder/Vacant | | | <u>169</u> | |
| Total Number of Active Connections | | | 1510 | |
| Estimated Population as of September 1, 2021 | | | 4,023 | (h) |

[Footnotes are listed on the next page.]

- (a) Assessed valuation of the District as of January 1, 2021, as certified by the Travis Central Appraisal District (“TCAD”). See “TAXING PROCEDURES.”
- (b) Estimated assessed valuation of the District as of September 1, 2021, as provided by TCAD, is included solely for purposes of illustration. See “TAXING PROCEDURES.”
- (c) Includes the Bonds.
- (d) The District is party to a contract with the Master District whereby the District is obligated to pay a pro rata share of debt service on bonds issued from time to time by the Master District to acquire, construct, purchase, and maintain certain facilities to provide regional water, wastewater, and drainage services to all Participants. The Master District has outstanding a total of \$30,040,000 aggregate principal amount of contract tax bond issues as the following: \$2,995,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$4,575,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$4,155,000 Unlimited Contract Tax Bonds, Series 2017; \$4,460,000 Unlimited Contract Tax Bonds, Series 2018; \$6,000,000 Unlimited Contract Tax Bonds, Series 2019; \$2,010,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and \$12,285,000 Unlimited Contract Tax Bonds, Series 2021 (collectively, the “Outstanding Contract Bonds”). Of such Outstanding Contract Bonds, \$12,230,995 (38.29%) represents the District’s pro rata share based on the 2021 Certified Assessed Valuation of the Service Area of \$813,334,166. See “THE MASTER DISTRICT – Contract Tax Bonds.”
- (e) The District levied a 2021 total tax rate of \$0.8330 at the District’s Board of Directors meeting in September 2021. See “TAXING PROCEDURES.”
- (f) Unaudited as of October 5, 2021. Does not include approximately twenty-four (24) months’ capitalized interest (\$176,983) included in the Bond proceeds, to be deposited into the 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.
- (g) See “TAX DATA – Tax Collections.”
- (h) Based upon 3.0 residents per completed and occupied single family home.

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OFFICIAL STATEMENT
relating to
\$3,530,000
COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1
(A Political Subdivision of the State of Texas Located in Travis County, Texas)
UNLIMITED TAX BONDS, SERIES 2021

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Cottonwood Creek Municipal Utility District No. 1 (the "District"), a political subdivision of the State of Texas (the "State"), of its \$3,530,000 Unlimited Tax Bonds, Series 2021 (the "Bonds").

The Bonds are issued pursuant to an order adopted by the Board of Directors of the District authorizing the issuance of the Bonds on the date of the sale of the Bonds (the "Bond Order"), pursuant to Article XVI, Section 59 of the Constitution 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 3, 2003; and the approving order of the Texas Commission on Environmental Quality (the "TCEQ" or the "Commission").

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, 900 South Capital of Texas Highway, Building IV, Suite 475, West Lake Hills, Texas, 78746, 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 by the Initial Purchaser 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 Delivery, and will mature on September 1 of the years and in the principal amounts, and will bear interest at the rates per annum, set forth on the inside cover page hereof. Interest on the Bonds will be paid on March 1, 2022 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 comprised of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York, acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent 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, 2030, in whole or from time to time in part, on September 1, 2029, or on any date thereafter, at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption.

Mandatory Sinking Fund Redemption.... In addition to being subject to optional redemption, as provided above, the Bonds maturing on September 1, 2033, September 1, 2035, September 1, 2037, and September 1, 2043 (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:

| \$390,000 Term Bond Maturing September 1, 2033 | | |
|---|---------------|--|
| Mandatory | | |
| Redemption | Principal | |
| <u>Date</u> | <u>Amount</u> | |
| 2032 | \$ 195,000 | |
| 2033* | 195,000 | |

| \$390,000 Term Bond Maturing September 1, 2035 | | |
|---|---------------|--|
| Mandatory | | |
| Redemption | Principal | |
| <u>Date</u> | <u>Amount</u> | |
| 2034 | \$ 195,000 | |
| 2035* | 195,000 | |

| \$400,000 Term Bond Maturing September 1, 2037 | | |
|---|---------------|--|
| Mandatory | | |
| Redemption | Principal | |
| <u>Date</u> | <u>Amount</u> | |
| 2036 | \$ 200,000 | |
| 2037* | 200,000 | |

| \$1,260,000 Term Bond Maturing September 1, 2043 | | |
|---|---------------|--|
| Mandatory | | |
| Redemption | Principal | |
| <u>Date</u> | <u>Amount</u> | |
| 2038 | \$ 205,000 | |
| 2039 | 210,000 | |
| 2040 | 210,000 | |
| 2041 | 215,000 | |
| 2042 | 210,000 | |
| 2043* | 210,000 | |

*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 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. In the event of redemption of less than all of the Bonds, the particular Bonds to be redeemed shall be selected by the District, if less than all of the Bonds of a particular maturity are to be redeemed; the Paying Agent is required to select the Bonds of such maturity to be redeemed by lot or other customary method.

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 has 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 have not been redeemed.

Selection of Bonds for Redemption

If less than all of the Bonds are called for redemption, the particular Bonds, or portions thereof, 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 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 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 falls on 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 that 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 3, 2003, voters within the District authorized the issuance of a total of \$41,060,000 in unlimited tax bonds for the acquisition and construction of water, wastewater, and drainage facilities (the "Bond Election"). The Bonds constitute the seventh (7th) installment of new money unlimited tax bonds issued by the District. After the sale of the Bonds, \$16,890,000 principal amount of District bonds will remain authorized but unissued for water, wastewater, and drainage facilities. See "FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued – Table 5" and "THE BONDS." The Bonds are issued pursuant to the Bond Election, the terms and

provisions of the Bond Order; Chapters 49 and 54 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution. The issuance of the Bonds has been approved by an order of the TCEQ and the Bond Order.

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 of Manor, Texas (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; Travis County, Texas; the State of Texas; or any political subdivision or entity other than the District.

Payment Record

The Bonds constitute the seventh (7th) installment of new money unlimited tax bonds issued by the District. The District has also issued two series of refunding bonds. The District has previously issued: \$2,500,000 Unlimited Tax Bonds, Series 2006; \$2,395,000 Unlimited Tax Refunding Bonds, Series 2013; \$2,500,000 Unlimited Tax Bonds, Series 2016; \$4,040,000 Unlimited Tax Bonds, Series 2017; \$3,000,000 Unlimited Tax Bonds, Series 2018; \$3,000,000 Unlimited Tax Bonds, Series 2019; \$1,650,000 Unlimited Tax Refunding Bonds, Series 2020; and \$5,600,000 Unlimited Tax Bonds, Series 2020A (collectively, the "Previously Issued Bonds"). The District has not defaulted on the payment of principal of or interest on the Previously Issued Bonds. See "FINANCIAL STATEMENT – Outstanding Bonds."

The District is also a party to a contract with the Master District and the other Participants (defined herein) whereby the Participants have agreed to pay a pro rata share of debt service on bonds issued from time to time by the Master District for certain major facilities to provide regional water, wastewater, and drainage to all Participants. The Master District has outstanding a total of \$31,945,000 aggregate principal amount of contract tax bonds issues as the following: \$2,995,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$4,575,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$4,155,000 Unlimited Contract Tax Bonds, Series 2017; \$4,460,000 Unlimited Contract Tax Bonds, Series 2018; \$6,000,000 Unlimited Contract Tax Bonds, Series 2019; \$1,950,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and, currently in the process of issuance, \$12,285,000 Unlimited Contract Tax Bonds, Series 2021 (expected to be issued and delivered on November 2, 2021) (collectively, the "Outstanding Contract Bonds"). Of such Outstanding Contract Bonds, \$12,230,995 (38.29%) represents the District's pro rata share based on the 2021 Certified Assessed Valuation of the Service Area of \$813,334,166.

Flow of Funds

The Bond Order creates or confirms the creation by the District of 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, if any, (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 of) 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 water, wastewater, and drainage facilities as approved by TCEQ, then it is in the discretion of the Board of Directors of the District to transfer such unexpended proceeds or income to the Debt Service Fund or to utilize such funds as otherwise authorized by the TCEQ.

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 shall 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

District 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 and, in the case of bonds payable from taxes, the District's voters. On May 3, 2003, voters within the District authorized the issuance of unlimited tax bonds in the principal amounts of \$41,060,000 for the purpose of providing water, wastewater, and drainage facilities to meet the needs of the residents and customers of the District. Following the issuance of the Bonds, \$16,890,000 in unlimited tax bonds authorized by the District voters will remain authorized but unissued for water, wastewater, and drainage facilities. See "FINANCIAL STATEMENT – Authorized But Unissued Bonds – Table 5." Additionally, at the election held in the District on May 3, 2003, the voters within the District approved the issuance bonds in a principal amount of up to one and one-half times of the principal amount of water, wastewater, and drainage facilities bonds issued of unlimited tax refunding, of which \$61,261,134.38 principal amount remains authorized but unissued. Additionally, at an election held in the District on February 7, 2004, the voters within the District approved the issuance of \$5,250,000 in unlimited tax bonds for the acquisition and construction of parks and recreational facilities and unlimited tax refunding bonds in an amount not to exceed one and one-half times the amount of bonds issued for such purpose, all of which remain authorized but unissued. 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 of the Bonds. See "INVESTMENT CONSIDERATIONS."

According to the District's engineer, the \$16,890,000 in principal amount of bonds authorized but unissued (after issuance of the Bonds), should be sufficient to reimburse the developers for the water, wastewater, and drainage facilities required for development within the District. In addition, voters may authorize the issuance of additional bonds or other contractual obligations secured by ad valorem taxes. The District also has the right to issue refunding bonds, as well as revenue bonds and notes without voter approval. 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 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.

Contract Debt: Pursuant to the Master District Contract, the District has agreed to pay a pro rata share of maintenance expenses and debt service on contract tax bonds issued from time to time by Wilbarger Creek Municipal Utility District No. 2 (the "Master District") for the Master District facilities that serve all of the Participants.

Additionally, the Master District is authorized to issue additional bonds from time to time in the future to acquire or construct Master District facilities necessary to serve the Participants. Pursuant to an election held within the District on May 3, 2003, the voters within the District authorized an ad valorem tax to be levied on all taxable property within the District in an amount sufficient to pay the amounts due and owing pursuant to the Master District Contract. See "THE MASTER DISTRICT-Contract Tax Bonds."

Legal Investment and Eligibility to Secure Public Funds in Texas

Pursuant to Section 49.186 of the Texas Water Code, bonds, notes, or other obligations issued by a municipal utility district "shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the State, and all agencies, subdivisions, and instrumentalities of the State, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic." Additionally, Section 49.186 of the Texas Water Code provides that bonds, notes, or other obligations issued by a municipal utility district are eligible and lawful security for all deposits of public funds of the State and all agencies, subdivisions, and instrumentalities of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256), the Bonds may have to be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds. See "MUNICIPAL BOND RATINGS" and "BOND INSURANCE."

The 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 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 provide 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 April 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 Interests, Ltd. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) ("*Wasson II*"), and together with *Wasson I*, "*Wasson*"), ruling that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 49 Tex. Sup. Ct. J. 819 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in "clear and unambiguous" language. Because it is unclear whether the Texas legislature has effectively waived the 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 lies entirely within the extraterritorial jurisdiction of the City of Manor. Under Texas law, a municipality may annex and dissolve a municipal utility district located within its extraterritorial jurisdiction without the consent of the district, subject to compliance by the municipality with various requirements of Chapter 43 of the Texas Local Government Code. Under Chapter 43 of the Texas Local Government Code, (a) a municipality may annex a district with a population of less than 200 residents only if: (i) the municipality obtains the 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 September 1, 2021, the District had an estimated population of 4,023, 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.

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.

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 August 27, 2021 (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 therein, 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 the DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The 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, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

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

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

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 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: (i) water, wastewater, and drainage facilities to serve residential development in Presidential Meadows Sections 14, 15, and 16 (ii) engineering and permitting fees.

The use and distribution of Bond proceeds is set forth below. Of the proceeds to be received from the sale of the Bonds, \$2,732,352 is required for construction costs, and \$797,648 is required for non-construction costs, including \$176,983 of capitalized interest (approximately twenty-four (24) months' interest at 2.506389%).

Construction Costs

A. Developer Contribution Items

| | |
|--|---------------------|
| 1. Presidential Meadows Section 14 - W, WW & D | \$ 456,206 |
| 2. Presidential Meadows Section 15 - W, WW & D | 886,989 |
| 3. Presidential Meadows Section 16 - W, WW & D | 1,068,868 |
| 4. Engineering and Permits | 320,289 |
| Total Developer Items | \$ 2,732,352 |

B. District Items

| | |
|-----------------------------|-------------|
| N/A | \$ - |
| Total District Items | \$ - |

TOTAL CONSTRUCTION COSTS

\$ 2,732,352

Non-Construction Costs

| | |
|---|-------------------|
| A. Legal Fees (2.75%) | \$ 97,075 |
| B. Fiscal Agent Fees (2%) | 70,600 |
| C. Interest | |
| 1. Capitalized Interest (24 months @ 2.506389%) | 176,983 |
| 2. Developer Interest ^(a) | 211,800 |
| D. Bond Discount (2.43%) | 85,797 |
| E. Bond Issuance Expenses | 39,118 |
| F. Bond Application Report Costs | 49,000 |
| G. Attorney General Fee (0.10%) | 3,530 |
| H. TCEQ Bond Issuance Fee (0.25%) | 8,825 |
| I. Contingency ^(b) | 54,921 |
| Total Non-Construction Costs | \$ 797,648 |

TOTAL BOND ISSUE REQUIREMENT

\$ 3,530,000

(a) Preliminary; subject to change. The amount of Developer Interest will be finalized in connection with the reimbursement audit 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 use of surplus Bond funds.

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and are not obligations of the City; Travis County, Texas; the State of Texas; or any other political subdivision, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount levied, 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.”

Infectious Disease Outlook (COVID-19)

In March 2020, the World Health Organization and the President of the United States separately declared the outbreak of a respiratory disease caused by a novel coronavirus (“COVID-19”) to be a public health emergency. On March 13, 2020, the Governor of Texas (the “Governor”) declared a state of disaster for all counties in the State of Texas (the “State”) because of the effects of COVID-19. Subsequently, in response to a rise in COVID-19 infections in the State and pursuant to Chapter 418 of the Texas Government Code, the Governor issued a number of executive orders intended to help limit the spread of COVID-19 and mitigate injury and the loss of life, including limitations imposed on business operations, social gatherings, and other activities.

Over the ensuing year, COVID-19 negatively affected commerce, travel, and businesses locally and globally, and negatively affected economic growth worldwide and within the State. Following the widespread release and distribution of various COVID-19 vaccines in 2021 and a decrease in active COVID-19 cases generally within the United States, state governments (including Texas) have started to lift business and social limitations associated with COVID-19. Beginning March 2021, the Governor issued various executive orders, which, among other things, rescinded and superseded prior executive orders and provide that there are currently no COVID-19 related operating limits for any business or other establishment except in counties with an “area with high hospitalizations” where a county judge may impose COVID-19 related mitigation strategies. Travis County is not currently an “area with high hospitalizations,” but such status could change at any time. The Governor retains the right to impose additional restrictions on activities if needed to mitigate the effects of COVID-19. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at <https://www.gov.texas.gov/>. Neither the information on, nor accessed through, such website of the Governor is incorporated by reference in this Offering Statement

To date, the District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19; however the District cannot predict the long-term economic effect of COVID-19 or a similar virus should there be a reversal of economic activity and re-imposition of restrictions.

The financial and operating data contained herein are the latest available but are as of dates and for periods largely prior to the economic impact of the Pandemic and the measures instituted to slow the Pandemic. Accordingly, they are not indicative of the economic impact of the Pandemic on the District's financial condition or its rating. See “MUNICIPAL BOND RATINGS.” For more information regarding the District's current fund balances, see “FINANCIAL STATEMENT – Cash and Investment Balances – Table 7” and “– Current Investments - Table 8.”

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 by events including, but not limited to, the current Pandemic. Consequently, investors may not be able resell the Bonds purchased should they need or wish to do so for emergency or other purposes.

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 construction activity, particularly short-term interest rates at which developers and homebuilders are able to obtain financing for development and construction costs. Interest rate levels 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 numerous and

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 economics.

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.

Dependence Upon the Developer, Lot Owners and Builders: The growth of the tax base is dependent upon additional development of lots in the District and the construction of homes thereon. The Developer (defined herein) is under no obligation to continue to market, or improve, or to develop tracts of land. Thus, the furnishing of information related to the proposed development by the Developer should not be interpreted as such a commitment by the Developer. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer, or any other subsequent landowner to whom such party may sell all or a portion of its holdings within the District, to implement any plan of development. Furthermore, there is no restriction on the Developer's right to sell its land. The District can make no prediction as to the effects that current or future economic or governmental circumstances or regulations may have on any plans of the Developer. Failure to construct taxable improvements on developed lots and tracts or failure of the Developer to develop its land would restrict the rate of growth of taxable value in the District. See "THE DEVELOPER."

Maximum 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 2021 Certified Taxable Assessed Valuation of the District is \$311,406,677. After issuance of the Bonds, the Maximum Requirement will be \$1,440,125 (2043) and the Average Requirement will be \$1,397,259 (2022 through 2043, inclusive). Assuming (1) no increase or decrease from the 2021 Certified Taxable Assessed Valuation; (2) the issuance of no additional debt; and (3) no other funds available for the payment of debt service, tax rates of \$0.49 and \$0.48 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. The Estimated Assessed Valuation as of September 1, 2021 is \$321,459,717. Assuming (1) no increase or decrease from the Estimated Taxable Assessed Valuation as of September 1, 2021; (2) the issuance of no additional debt; and (3) no other funds available for the payment of debt service, tax rates of \$0.48 and \$0.46 per \$100 assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the Maximum Requirement and the Average Requirement, respectively. See "DEBT SERVICE REQUIREMENTS" and "TAX DATA - Tax Adequacy for Debt Service."

Undeveloped Acreage . . . All but approximately 68.721 acres of developable land within the District have been provided with water, wastewater, and storm drainage and detention facilities as of September 1, 2021. In the opinion of the District's Engineer, the remaining authorized but unissued bonds should be sufficient to fund water, wastewater, and drainage services to all areas now within the District. There is no assurance such undeveloped acreage will be developed. See "THE DISTRICT – Historical and Current Status of Development."

Development and Home Construction in the District . . . As of September 1, 2021, approximately 105 developed lots within the District remained available for construction. Failure of the Developer and/or builder to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by the builder. See "Maximum Impact on District Tax Rates" above.

Effects of Master Planned Community/Regulatory Constraints . . . The Developer has no legal obligation to the District to carry out its current plans or any other plans of development within the District. Furthermore, there is no restriction on the Developer or other landowners selling their land. The District can make no prediction as to the effects that inflation, interest rates, a depressed economy, falling energy prices, potential transportation problems, flooding, environmental or other government regulations, or other factors, whether economic, governmental, or otherwise, may have on the plans of the Developer. See "Factors Affecting Taxable Values and Tax Payments" above. Neither the Developer nor any subsidiaries, if any, are obligated to pay principal of and interest on the Bonds. 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 DISTRICT" and "THE DEVELOPER."

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 governmental immunity, bankruptcy, reorganization, and other similar laws affecting the enforcement of creditors' rights generally.

Bond Insurance Risk Factors

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable Municipal 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 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 date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer (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 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 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 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.

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.

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Bankruptcy Limitation to Registered Owners' Rights

District Bankruptcy: 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 dismissed the petition, enters an order granting relief from the stay, or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the 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 involving the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A Federal bankruptcy court is a court of equity and Federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be applicable, the concomitant delay and loss of remedies to the registered owners could potentially and adversely impair the value of the registered owner's claim.

If 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 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 the same, 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.

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.

Continuing Compliance with Certain Covenants

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

Future Debt

District Debt: The District has reserved in the Bond Order the right to issue the remaining \$16,890,000 authorized but unissued unlimited tax bonds for water, wastewater, and drainage facilities, \$5,250,000 in unlimited tax bonds for the acquisition and construction of parks and recreational facilities, and such additional bonds as may hereafter be approved by both the Board of Directors and voters of the District, including \$69,136,134.38 of remaining authorized but unissued bonds for refunding purposes. 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 the TCEQ, as applicable. 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 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 SYSTEM” and “THE DISTRICT – Future Development.”

Contract Debt: Pursuant to the Master District Contract, the District has agreed to pay a pro rata share of maintenance expenses and debt service on bonds issued from time to time by the Master District for Master District facilities. See “MASTER DISTRICT - Contract Tax Bonds.” Such contract tax is legally unlimited as to rate or amount. The issuance of future contract tax bonds could increase gross debt/property valuation ratios and might adversely affect the investment security of the Bonds.

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 August 27, 2021 (the “TCEQ Order”). In addition, the Attorney General of Texas must also 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.

No Requirement to Build on Developed Lots

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

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.

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;
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 Standards, 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 a then effective SIP (for nonattainment or otherwise), or for any other reason should a lapse in conformity with the CAA occur, the Austin Area may be subjected to sanctions pursuant to the CAA. Under such circumstances, the TCEQ would be required under the CAA to submit to the EPA a new SIP under the CAA for the Austin Area. Due to the complexity of 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.

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 federal Clean Water Act ("CWA") and Texas Water Code require municipal wastewater treatment plants to meet secondary 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 2015, the EPA and USACE promulgated a rule known as the Clean Water Rule ("CWR") aimed at redefining "waters of the United States" over which the EPA and USACE have jurisdiction under the CWA. The CWR significantly expanded the scope of the federal government's CWA jurisdiction over intrastate water bodies and wetlands.

On September 19, 2019, the EPA and USACE finalized a rule repealing the CWR, thus reinstating the regulatory text that existed prior to the adoption of the CWR. This repeal became final on December 23, 2019.

On January 23, 2020, the EPA and USACE released the Navigable Waters Protection Rule (“NWPR”), which contains a new definition of “waters of the United States.” The stated purpose of the NWPR is to restore and maintain the integrity of the nation’s waters by maintaining federal authority over the waters Congress has determined should be regulated by the federal government, while preserving the states’ primary authority over land and water resources. The new definition outlines four categories of waters that are considered “waters of the United States,” and thus federally regulated under the CWA: (i) territorial seas and traditional navigable waters; (ii) perennial and intermittent tributaries to territorial seas and traditional navigable waters; (iii) certain lakes, ponds, and impoundments of jurisdictional waters; and (iv) wetlands adjacent to jurisdictional waters. The new rule also identifies certain specific categories that are not “waters of the United States,” and therefore not federally regulated under the CWA: (a) groundwater; (b) ephemeral features that flow only in direct response to precipitation; (c) diffuse stormwater runoff and directional sheet flow over upland; (d) certain ditches; (e) prior converted cropland; (f) certain artificially irrigated areas; (g) certain artificial lakes and ponds; (h) certain waterfilled depressions and certain pits; (i) certain stormwater control features; (j) certain groundwater recharge, water reuse, and wastewater recycling structures; and (k) waste treatment systems. The NWPR became effective on June 22, 2020, and is currently the subject of ongoing litigation.

In June and July of 2021, the EPA and USACE announced plans to further revise the definition of “waters of the United States.” On August 30, 2021, the United States District Court for the District of Arizona issued an order vacating the NWPR while the EPA and USACE make plans to replace it. In light of this order, the EPA and USACE announced that they have halted implementation of the NWPR and are interpreting “waters of the United States” consistent with the pre-2015 regulatory regime until further notice while continuing to move forward with the rulemakings announced in June of 2021. Due to existing and possible future litigation and regulatory action, there remains uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction. Depending on the final outcome of such proceedings, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements.

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 storm sewer systems (“MS-4”). The District does not currently meet the criteria that require compliance with the MS-4 permit but may in the future be required to develop and implement stormwater pollution prevention plans and stormwater management plans. The District could incur substantial costs to develop and implement such plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. 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 interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

State Legislative Issues

The State Legislature, operating under the biennial system, convenes its regular session at noon on the second Tuesday in January of odd-numbered years. The maximum duration of a regular session is 140 days. The 87th regular legislative session convened on January 12, 2021 and concluded on May 31, 2021. Under the Texas Constitution, the Governor has the authority to call additional special sessions of the State Legislature, at any time, each for a duration of no more than thirty days, to address only those subjects designated by the Governor. While in session, the State Legislature may consider bills which could have a direct impact on the District. The District makes no representations or predictions with respect to whether the Governor will exercise his authority under the Texas Constitution to call additional special sessions of the State Legislature or concerning the substance or effect of any legislation that may be proposed and ultimately passed while the State Legislature is in session.

Drought Conditions

Central Texas, like other areas of the State, has experienced drought conditions. The District has adopted a water conservation and drought contingency plan and from time to time implements water restrictions for residents of the District as conditions dictate. Metro Water Systems, Inc. (fka Metro H2O, Ltd.), as the wholesale water supplier to the Master District, provides water to the District in amounts sufficient to service the residents of the District, however, if drought conditions occur, water usage, rates, and revenues 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 a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain. See “THE SYSTEM – 100-Year Flood Plain.”

THE MASTER DISTRICT

General

The District and the other three Participants were created as conservation and reclamation districts for the purpose of providing water, wastewater, and storm drainage facilities to the acreage within their respective boundaries. Pursuant to an election held within the boundaries of each Participant on May 3, 2003, each Participant approved the Master District Contract which designates Wilbarger Creek Municipal Utility District No. 2 as the “Master District” to serve as the regional provider of water, wastewater, and storm drainage, including water quality, facilities to serve development within the Participants. The Master District Contract also authorizes the Master District to issue contract tax bonds to acquire, purchase, construct, and maintain the Master District facilities to serve the Participants. The Master District owns and operates the Master District facilities. See “THE SYSTEM.”

Master District Service Area

The following chart more completely describes the Participants, including each Participant's acreage and projected ultimate living unit equivalents (“LUEs”) based on current land use plans.

| PARTICIPANTS | Gross Acreage ^(a) | Existing LUEs ^(b) | Projected Ultimate LUEs ^(c) |
|---------------------------|---------------------------------|---------------------------------|--|
| The District | 417.70 | 1,488 | 2,216 |
| Travis County MUD No. 2 | 404.11 | 1,185 | 1,247 |
| Wilbarger Creek MUD No. 1 | 300.40 | 874 | 1,555 |
| Wilbarger Creek MUD No. 2 | <u>392.10</u> | <u>-</u> | <u>1,449</u> |
| Subtotal | 1,514.31 | 3,547 | 6,467 |
| Park and Irrigation | <u>-</u> | <u>-</u> | <u>100</u> |
| Total | 1,514.31 | 3,547 | 6,567 |

(a) Gross acreage includes all easements, rights-of-way, and any other undevelopable acreage.

(b) As of August 24, 2021.

(c) Provided by the Engineer and represents the existing land use plan. The District makes no representation that property within the District or within the Participants will develop as shown above.

Metro Water Systems, Inc., a Texas corporation formerly known as Metro H2O, Ltd., (“Metro”), has entered into an “Amended and Restated Regional Water Capacity and Supply Agreement for a Portion of Northeastern Travis County, Texas” (as amended, the “Water Supply Contract”) with the four Participants to provide up to 6,010 LUEs of potable water supply capacity to the Participants. Additionally, the Participants and Metro originally entered into an “Amended and Restated Regional Sewage Disposal Capacity and Services Agreement for a Portion of Northeastern Travis County, Texas” (the “Wastewater Treatment Contract”) whereby Metro agreed to construct certain wastewater treatment facilities sufficient to serve up to 6,010 LUEs of wastewater from the Participants. In connection with its acquisition of the Wastewater Treatment Plant from Metro, the Master District acquired Metro’s interest in the Wastewater Treatment Contract. The currently estimated 6,567 LUEs projected to be developed within the Participants are in excess of the 6,010 LUEs currently included in the Participants’ reserved LUE capacity under the Water Supply Contract and the Wastewater Treatment Contract. The Participants have commenced negotiations with Metro with respect to amending the Water Supply Contract to increase the existing water LUE capacity. The Participants also expect to commence negotiations with the Master District with respect to amending the Wastewater Treatment Contract to increase the existing wastewater LUE capacity. The Master District has designed an expansion of the Wastewater Treatment Plant and has entered into an interlocal agreement with the City of Manor for interim wastewater treatment services while the Wastewater Treatment Plant is under construction. The design of the conversion/expansion of the Wastewater Treatment Plant is complete; and, according to Jones & Carter, the permitting is nearing completion. The project has been bid, a construction contract has been awarded, and a limited notice to proceed has been issued for the purchase of equipment pending final permit approval. According to Jones & Carter, construction is expected to take approximately 450 days. See “THE SYSTEM – Water Supply and Distribution” and “THE SYSTEM – Wastewater Collection and Treatment.” Cottonwood Creek Water Control and Improvement District No. 3 is also a party to the Water Supply Contract and Wastewater Treatment Contract but has not been allocated any capacity.

Contract Tax Bonds

The Master District Contract provides that each Participant shall pay a pro rata share of debt service on any Master District Bonds (defined herein) issued from time to time to acquire, construct, purchase, and maintain Master District facilities, based upon the Participant's certified assessed valuation as a percentage of the total assessed valuation in all the Participants. The debt service requirements are calculated to include the charge and expenses of paying agents, registrars, and trustees utilized in connection with the bonds; the principal, interest, and redemption requirements of the bonds; and all amounts required to establish and maintain funds required under the bond resolution or trust indenture relating to such bonds. Each Participant is obligated to pay its pro rata share of the annual debt service on such bonds from the proceeds of an annual ad valorem contract tax which is not limited as to rate or amount, revenues derived from the operation of each Participant's internal water, wastewater, and drainage systems, or from any other legally available funds of each Participant. Each Participant's pro rata share of debt service requirements is calculated annually by the Master District; however, the levy of a contract tax for the purpose of paying debt service on the bonds is the sole responsibility of each Participant.

The Master District has issued \$4,250,000 Unlimited Contract Tax Bonds, Series 2006; \$5,660,000 Unlimited Contract Tax Bonds, Series 2008; \$5,100,000 Unlimited Contract Tax Refunding Bonds, Series 2010; \$4,910,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$4,835,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$4,160,000 Unlimited Contract Tax Bonds, Series 2017; \$4,460,000 Unlimited Contract Tax Bonds, Series 2018; \$6,000,000 Unlimited Contract Tax Bonds, Series 2019; \$2,010,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and, currently in the process of issuance, \$12,285,000 Unlimited Contract Tax Bonds, Series 2021 (expected to be issued and delivered on November 2, 2021) (collectively, the "Master District Bonds"), of which a total of \$33,040,000 aggregate principal amount of contract tax bonds is currently outstanding. The District's pro rata share of such debt is approximately \$12,230,995 (or 38.29%) based upon the District's percentage of the cumulative assessed value of the Participants (2021 Certified Assessed Valuation of \$813,334,166) multiplied by the outstanding principal amount of Master District bonds issued (\$31,495,000).

The Master District expects to issue additional unlimited contract tax bonds from time to time, as it becomes financially feasible, to expand the Master District's wastewater treatment plant and to construct additional water storage facilities. The Master District intends to finance future expansions of and upgrades to the Wastewater Treatment Plant through the issuance of bonds, as well as any other Master District facilities which may be required in the future through the issuance of contract tax bonds. See "THE SYSTEM."

Operation and Maintenance Expenses

Pursuant to the Master District Contract, each Participant is further obligated to pay monthly charges to the Master District for water, sewer, and drainage, including water quality, services rendered pursuant to the Master District Contract ("Monthly Charges"). The Monthly Charges paid by each Participant to the Master District are used to pay each Participant's share of operation and maintenance expenses for Master District facilities and to provide for an operation and maintenance reserve equal to five months of operation and maintenance expenses for such facilities. Each Participant's share of operation and maintenance expenses and reserve requirements is calculated by the Master District based upon the following categories of costs: (i) direct costs, including LUE fee payments and other costs directly incurred by the Participant; (ii) volume-related costs, including actual usage fees related to water supply and wastewater collection and treatment; and (iii) all other costs, including administrative costs. The Master District bills the Participants monthly for such costs. Each Participant, in turn, charges retail water and wastewater rates to its customers based upon actual usage, the revenues from which are used to pay the Monthly Charges. The current Monthly Charges being charged to the District by the Master District average approximately \$59,201/month, according to the District's bookkeeper Bott & Douthitt, P.L.L.C.

Pursuant to the Master District Contract, each Participant is obligated to establish and maintain rates, fees, and charges for services provided by each Participant's water distribution system, wastewater collection system, and drainage system, together with taxes levied and funds received from any other lawful sources, sufficient at all times to pay each Participant's operation and maintenance expenses, and each Participant's obligations pursuant to the Master District Contract, including each Participant's pro rata share of the Master District's debt service requirements, Monthly Charges, and any expenses related to the billing and collecting of the Monthly Charges by the Master District.

Recent Commission Action

As further described herein under "THE SYSTEM – Wastewater Collection and Treatment," the Master District currently operates a membrane bioreactor wastewater treatment plant and has experienced continuing operational issues with the membrane technology, which, issues have, from time to time, negatively affected the performance of the wastewater treatment plant and resulted in excursions from the parameters of the Master District's wastewater discharge permit. In accordance with applicable law, Crossroads Utility Services, LLC, the Master District's utility operator, has over the last two years self-reported instances where the treated effluent from the wastewater plant has exceeded Commission regulations, particularly as it relates to excessive chlorine residuals and ammonia nitrogen parameters in effluent. According to the Master District's utility operator, all such violations have been corrected after being self-reported in accordance with State law. As a result of the ongoing challenges with membrane treatment technology, the Master District has instructed its engineers, Jones & Carter, Inc., to design a new 1,000,000 gpd conventional wastewater treatment plant and further has entered into an agreement with the City of Manor for interim wastewater treatment service until the new plant is complete.

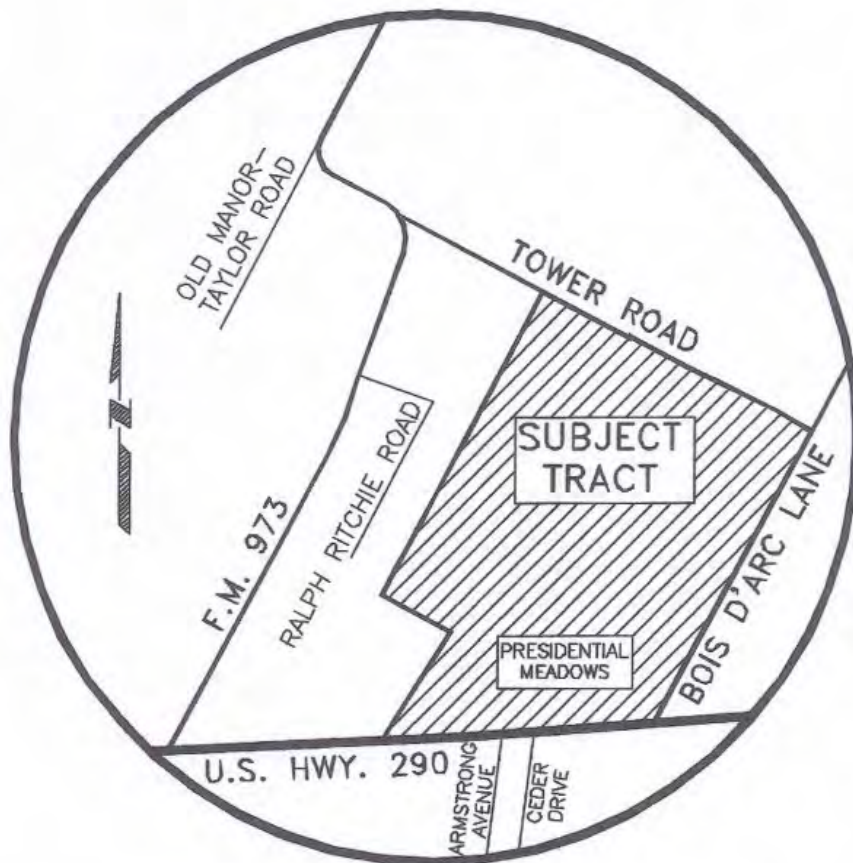
The Commission recently issued a notice of initiation of formal enforcement action to the Master District, which was received on October 27, 2020, based on a record review investigation of self-reported data related to the Master District's wastewater discharge permit, including alleged violations for failure to comply with chlorine residual and ammonia nitrogen limitations and other permit effluent limitations such as *eschcherichia coli*. The EPA instituted a similar enforcement action. Both enforcement actions have resulted in agreed orders that set forth

certain corrective actions to be taken by the Master District, including the submission of written certification of compliance with the permitted effluent limitations for three consecutive months. The agreed order between the Commission and the Master District, which has been approved by the Master District and is currently pending execution by the Commission, assessed an administrative penalty of \$4,312, of which \$812 will be deferred upon compliance with the agreed order. The EPA agreed order did not impose a monetary penalty. The Master District does not anticipate any issues in complying with the corrective actions set forth in the agreed orders.

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LOCATION MAP

COTTONWOOD CREEK M.U.D. No. 1
DISTRICT BOUNDARY



LOCATION MAP

NOT TO SCALE

THE DISTRICT

General

The District was created as Cottonwood Creek Water Control and Improvement District No. 1 by an order of the Travis County Commissioners Court on June 4, 1985 and confirmed pursuant to an election held within the District on May 7, 1988. The District was subsequently converted to a municipal utility district and its name was changed to Cottonwood Creek Municipal Utility District No. 1. The District is a political subdivision of the State of Texas and its conversion to a municipal utility district was approved by order of the Texas Natural Resource Conservation Commission, a predecessor to the TCEQ on August 13, 2001. The District exists for the purpose of providing, operating, and maintaining facilities to control storm water, distribute potable water, and to collect and treat wastewater and operates pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, as amended.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. If approved by the voters within the District and the TCEQ, the District may establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide fire protection facilities and services to the customers of the District. Fire protection and emergency services are currently provided to the residents of the District by Travis County Emergency Services District No. 12. The District is additionally authorized pursuant to Article XVI, Section 59 of the Texas Constitution and Chapter 49 of the Texas Water Code to issue bonds, subject to voter approval and the approval of TCEQ, payable from ad valorem taxes to pay for the development and maintenance of park and recreational facilities. Pursuant to an election held within the District on February 7, 2004, the voters within the District approved the issuance of \$5,250,000 in bonds for park and recreational facilities.

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 on the first Tuesday after the first Monday in November in each even-numbered year. All of the directors reside or own property in the District.

| <u>Name</u> | <u>Title</u> | <u>Term Expires</u> | <u>Length of Service</u> |
|-------------------------|---------------------|---------------------|--------------------------|
| Kari Ann Johnson-Taylor | President | 2024 | 6 ½ Years |
| Jeff Nebrat | Vice President | 2022 | 10 ½ Years |
| Nicholas Whittaker | Secretary | 2022 | 9 ½ Years |
| Keith Young | Assistant Secretary | 2024 | 5 ½ Years |
| Gerald Aalbers | Assistant Secretary | 2024 | 1 ½ Years |

Consultants

Tax Assessor/Collector... Land and improvements in the District are being appraised by the Travis Central Appraisal District ("TCAD"). The Tax Assessor/Collector is appointed by the Board of Directors of the District. The Travis County Tax Assessor/Collector, Mr. Bruce Elfant, currently serves the District in this capacity under contract.

Operator... The District contracts with Crossroads Utility Services ("Crossroads") to serve as Operator for the District. Crossroads serves in a similar capacity for 60 other special districts in the Austin metropolitan area.

Bookkeeper... Bott & Douthitt, P.L.L.C ("B&D") is charged with the responsibility of providing bookkeeping services for the District. B&D serves in a similar capacity for approximately 90 other special districts.

Engineer... The District's consulting engineer is Schroeder Engineering Company (the "Engineer"). Such firm serves as consulting engineer to 11 other special districts.

Financial Advisor... Public Finance Group LLC serves as the District's financial advisor (the "Financial Advisor"). The fee for services rendered in connection with the issuance of the Bonds is based on a 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 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 has engaged 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 within the extraterritorial jurisdiction of the City and entirely within Travis County, Texas. The District is situated approximately eleven miles northeast of the central business district of Austin, lies north to the city limits of Manor and is on the north side of U. S. Highway 290.

The District, as created, contained a total of approximately 183 acres and currently encompasses approximately 417.7 acres as a result of two exclusions of property and four annexations of property.

Historical and Current Status of Development

The District was originally created as Cottonwood Creek Water Control and Improvement District No. 1 by an order of the Travis County Commissioner's Court on June 4, 1985 and confirmed pursuant to an election held within the District on May 7, 1988. The District was subsequently converted to a municipal utility district and its name was changed to Cottonwood Creek Municipal Utility District No. 1.

The original developer of the District was SVWW Manor Limited Partnership, a Texas limited partnership ("SVWW"), which has approximately twenty (20) limited partners and one general partner, Manor Presidential GP, LLC, a Texas limited liability company, and owned by the key investors in SVWW including The TD Simmons Company, The Vedder Company, Meridian, LLC, and Jamesview Holding LLC.

Presidential Meadows Limited Partnership, a Texas limited partnership ("Presidential"), an investment partnership which has the same general partner as SVWW, also owns land within the District. Presidential also has approximately twenty (20) limited partners and is owned by the same key investors as SVWW.

In October 2002, SVWW acquired for cash approximately 143 acres within the District. Concurrently, Presidential purchased approximately 229 acres within the District with an approximate \$3 million seller note. The seller, IBC Partners, Ltd. ("IBC"), which originally provided the financing for this sale, retained approximately 45 acres of commercial frontage along US 290. Presidential refinanced the seller note with Citibank. According to Presidential, the Citibank loan is paid off.

From 2002 to 2006, SVWW developed approximately 105 acres within the District as Presidential Meadows Sections 1, 2, 3, and 4, encompassing 391 single family lots. These lots were developed with two loans from JP Morgan Chase Bank and, according to SVWW, both of these loans have been paid in full. These lots were sold to another home building company (Continental Homes of Texas, L.P.). Beginning in September 2013, SVWW and Presidential have continued to sell single-family acreage to KB Home Lone Star, Inc. ("KB Home" or the "Developer"), with KB Home developing utility facilities to serve such acreage but with SVWW and Presidential retaining reimbursement rights to relevant bond proceeds.

From 2013 to 2020, SVWW and Presidential have sold approximately 221 acres to KB Home, which KB Home has developed as Presidential Meadows Sections 5 through 16. In December 2020, Presidential sold approximately 27 acres to KB Home, which KB Home anticipates developing as Presidential Meadows Sections 17 and 18. Presidential currently owns approximately 1.8 developable acres within the District. Presidential and KB Home currently are parties to an Agreement for Purchase and Sale of Real Property [Presidential Meadows – Sections 7 and 11 – 18] dated January 11, 2017 (the "Current Contract") pursuant to which KB Home will acquire all remaining land contained within the District that is owned by Presidential subject to and in accordance with the terms and conditions specified in the Current Contract on or before August 31, 2022.

According to Presidential and KB Home, as of September 1, 2021, approximately 329.035 acres (or 83.13% of the approximately 417.70 developable acres within the District) have been or are currently being developed with utility facilities as the single-family residential subdivisions of Presidential Meadows, Sections 1 through 16, encompassing a total of 1,510 developed single single-family lots, including 1,341 completed homes, 64 homes under construction and 105 vacant developed single-family lots. The District also contains commercial acreage, an amenity center, and an elementary school, which are included in the approximately 347.239 acres of developed acreage. As of September 1, 2021, there are approximately 69.0610 remaining developable acres, including 1.40 acres for a water storage tank that is currently under construction, within the District.

The following details the status of development within the District as of September 1, 2021:

[Chart appears on the following page]

| | Acreage | Platted Lots | Single-Family Homes | | Vacant Developed Lots |
|--------------------------------------|----------|-----------------|---------------------|-----------------------|-----------------------------|
| | | | Completed | Under Construction | |
| A. Developed with Utility Facilities | | | | | |
| Presidential Meadows, Section 1 | 32.5000 | 93 | 93 | - | - |
| Presidential Meadows, Section 2 | 21.6000 | 107 | 107 | - | - |
| Presidential Meadows, Section 3 | 13.7000 | 83 | 83 | - | - |
| Presidential Meadows, Section 4 | 37.3000 | 108 | 108 | - | - |
| Presidential Meadows, Section 5 | 17.6000 | 95 | 84 | - | 11 |
| Presidential Meadows, Section 6 | 20.2000 | 89 | 89 | - | - |
| Presidential Meadows, Section 7 | 2.9000 | 14 | 14 | - | - |
| Presidential Meadows, Section 8 | 20.7000 | 102 | 100 | 2 | - |
| Presidential Meadows, Section 9 | 30.7000 | 129 | 125 | 4 | - |
| Presidential Meadows, Section 10 | 19.1000 | 102 | 102 | - | - |
| Presidential Meadows, Section 11 | 28.9700 | 133 | 113 | 18 | 2 |
| Presidential Meadows, Section 12 | 23.9300 | 115 | 112 | 3 | - |
| Presidential Meadows, Section 13 | 21.8000 | 121 | 120 | 1 | - |
| Presidential Meadows, Section 14 | 6.3890 | 42 | 39 | 3 | - |
| Presidential Meadows, Section 15 | 13.9660 | 85 | 52 | 33 | - |
| Presidential Meadows, Section 16 | 15.1800 | 92 | - | - | 92 |
| Commercial | 2.5000 | - | - | - | - |
| Total Developed with Utilities | 329.0350 | 1,510 | 1,341 | 64 | 105 |
| B. Remaining Developable Acreage | | | | | |
| Single-Family | 24.8610 | | | | |
| Commercial/Retail | 44.2000 | | | | |
| Total Remaining Developable Acreage | 69.0610 | | | | |
| C. Other | | | | | |
| Amenity Center | 4.7040 | | | | |
| School | 13.5000 | | | | |
| Water Storage Tank Site | 1.4000 | | | | |
| Total Other | 19.6040 | | | | |
| Total District Acreage | 417.7000 | | | | |

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Future Development

The initiation 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 any party's ability to sell lots and/or other property and of any home builder 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 District's water, wastewater, and drainage systems required to service such undeveloped acreage may be financed by future issues, if any, of the District's bonds and developer contributions, if any, as required by the TCEQ. The District's Engineer estimates that the \$16,890,000 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 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.

THE DEVELOPER

General

In general, the activities of a landowner or developer within a municipal utility district such as the District include, among other activities, purchasing land within the future district, petitioning for creation of the district, designing the development, defining a marketing program, planning and scheduling 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 in the utility district) pursuant to the rules of the TCEQ, and selling improved lots or commercial reserves to builders, other developers or third parties. Ordinarily, the developer pays one hundred percent (100%) of the costs of paving and amenity design and construction while the district finances the costs of the water supply and distribution, wastewater collection, and drainage facilities. While a landowner or developer is required by the TCEQ to pave streets and pay 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 district may have a profound effect on the security for the bonds issued by a district.

Description of Developer and Major Landowners

The developer currently active within the District is KB Home, which is a subsidiary of KB Home, a publicly traded Delaware corporation subject to the information reporting requirements of the Securities Exchange Act of 1934, as amended, that files reports, proxy statements, and other information with the United States Securities and Exchange Commission (the "SEC"), which are available online at www.sec.gov. KB Home has purchased (or has under contract to purchase) certain single-family acreage from SVWW and Presidential; although KB Home will be developing utility facilities to serve such acreage, SVWW and Presidential have retained reimbursement rights to relevant bond proceeds. See "THE DISTRICT – Historical and Current Status of Development."

Homebuilder

KB Home is currently the only active homebuilder within the District. According to KB Home, the homes range in price from approximately \$218,995 to \$289,495, with square footage ranging from approximately 1,234 to 2,881.

Utility Construction Agreement

The District has entered into three Utility Construction Agreements: (i) a Utility Construction Agreement dated October 12, 2002 with IBC that was assigned by IBC to SVWW by assignment dated October 16, 2002 and covers approximately 143 acres acquired by SVWW; (ii) a Utility Construction Agreement dated October 12, 2002 with IBC that was assigned by IBC to Presidential by assignment dated October 16, 2002 and covers approximately 229 acres acquired by Presidential; and (iii) a Utility Construction Agreement dated October 10, 2007 between the District and IBC covering approximately 45 acres of commercial frontage along US 290. Such agreements govern the construction of water, wastewater, and drainage facilities on land within the District and the reimbursement for certain of the costs of such construction through the issuance of bonds by the District. The District has also entered into a Recreational Facility Reimbursement Agreement dated February 26, 2008 with Continental Homes of Texas, L.P. and SVWW covering the Presidential Meadows amenity center.

Agricultural Waiver

SVWW, Presidential, and IBC have executed agreements, which are recorded in the Real Property Records of Travis County and are covenants running with the land, waiving the right to have their respective land located within the District classified as agricultural, open-space, or timberland. In addition, SVWW, Presidential, and IBC have waived the right to have their lots and houses (if any) classified as business inventory. Such agreements may not be modified without the approval of the TCEQ and are binding on purchasers of such land from SVWW and Presidential. See "TAXING PROCEDURES - Property Subject to Taxation by the District."

THE SYSTEM

Regulation

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

Operation of the District's waterworks and wastewater facilities is subject to regulation by, among others, the EPA and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revision.

Water Supply and Distribution

Metro has entered into the Water Supply Contract with the four Participants to provide up to 6,010 LUEs of potable water supply capacity to the Participants. Cottonwood Creek Water Control and Improvement District No. 3 is also a party to the Water Supply Contract but has not been allocated any capacity. See "THE MASTER DISTRICT- Master Service Area." Pursuant to an "Amended and Restated Assignment and Assumption of Capacity Rights and Obligations under Regional Water and Sewer Contracts; and Capacity Reservation Agreement" dated effective October 1, 2005 (the "Capacity Assignment"), the Participants assigned all of their rights and obligations with respect to water supply capacity under the Water Supply Contract to the Master District, which, in turn, reserved water supply capacity in favor of the Participants at full build out in the amounts set forth in the Water Supply Contract and agreed to allocate water capacity on an interim basis fairly and equitably among the Participants. The Participants have also executed the Master District Contract (see "THE MASTER DISTRICT"), pursuant to which the Master District is charged with the responsibility of constructing, financing, or acquiring facilities sufficient to distribute, rechlorinate, and store the potable water delivered by Metro and to deliver such water to the Participants.

Under the Water Supply Contract, as affected by the Capacity Assignment, the Master District was originally contractually obligated to purchase water capacity from Metro at the time of each connection and on a quarterly basis through the payment of water LUE fees. However, pursuant to a "First Amendment to Amended and Restated Regional Water Capacity and Supply Agreement for a Portion of Northeastern Travis County, Texas" dated August 9, 2011 (the "Water Supply Contract Amendment"), in consideration of the payment of \$250,000 to Metro H2O, the obligation to make water LUE fee payments to Metro was terminated until the number of LUEs actually connected to the water system serving the Master District's Service Area exceeds 2,610, at which time water LUE fees are required to be paid on a connection-by-connection basis. Connections to the system now exceed 2,610 LUEs, and the Participants are collecting a water LUE fee in the amount of \$1,900 per LUE. These fees are remitted to the Master District, which in turn pays Metro per the Water Supply Contract. By letter dated January 8, 2020 and subsequent correspondence, Metro notified the Advisory Committee established under the Water Supply Contract that Metro has recalculated the amount of the water LUE fee and intends to increase such fee to \$5,000 per LUE, which is the contractual maximum permitted by the Water Supply Contract Amendment. The Master District's special legal counsel on rate matters has responded to Metro on behalf of the Advisory Committee that the proposed increase does not appear to be authorized by the Water Supply Contract. Further discussions with Metro on this matter are expected.

The Water Supply Contract, as amended, also obligates the Participants to pay Metro a volumetric wholesale water rate for the water used by the Participants (the "Wholesale Water Rate") as well as an annual rate payment (the "Annual Water Rate Payment") by August 5th of each year. A portion of the Wholesale Water Rate and the Annual Water Rate Payment increase by three percent (3%) per year. The current Wholesale Water Rate is \$6.65 per 1,000 gallons of water delivered. The Annual Water Rate Payment for 2021 is \$174,709.10. Under the Water Supply Contract Amendment, Metro also has the authority to impose a surcharge based on actual increases in the volumetric rate charged to Metro by its supplier as well as a surcharge to recover the cost of new capital assets necessary to serve the Participants. The District expects to increase its rates for retail water and sewer service as wholesale costs increase.

Pursuant to the Water Supply Contract Amendment, Metro invoices the Master District for wholesale water service provided to the Participants using a take-or-pay minimum base quantity formula. Under this structure, the minimum base quantity of water for which the Participants will be charged for the year commencing March 1, 2021 is 287,697,033 gallons of water. The minimum base quantity for each year thereafter (March through February) will be the prior year's minimum base quantity plus 90% of the amount of water used by the Participants during the prior year in excess of the minimum base quantity for that year.

Metro H2O Water Supply and Transmission Facilities

The water supplied to the Participants by Metro is obtained by Metro under an "Amended and Restated Wholesale Potable Water Supply Agreement" dated April 11, 2011 (the "EPCOR Contract") between Metro and EPCOR, 130 Project, Inc., a wholly-owned subsidiary of EPCOR Utilities, Inc. It is the District's understanding that Metro has sufficient water capacity available under the EPCOR Contract to serve 6,010 connections within the Participants. The point of delivery for water delivered to Metro under the EPCOR Contract is the 500,000-gallon elevated storage tank owned by Metro adjacent to the Master District's Service Area. The facilities necessary to deliver water under the EPCOR Contract have been constructed, and such water became available to Metro (and the Participants through Metro) on July 5, 2011. Under the terms of the Water Supply Contract Amendment, Metro is required to reserve capacity to and for the benefit of the Participants in the water supply available to Metro under the EPCOR Contract equal to the number of LUEs paid for by or on the behalf of the Participants. As of August

24, 2021, 3,545 LUEs have been paid for by or on behalf the Participants to Metro. According to the Master District's operator, as of August 24, 2021, there were 3,126 connections within the Master District Service Area.

In addition, SWWC Services, Inc., the Master District's prior operator and an affiliate of Metro, previously advised the Master District that there is a physical water interconnect located between the Metro facilities and the City of Manor. In the past, Manor and Metro have utilized the interconnect; however, the Master District has been advised that the agreement providing for the interconnect has expired, and the District makes no representation that such an agreement will be reinstated.

City of Manor Emergency Water Interconnect

The Master District and the City of Manor have entered into an "Interlocal Agreement Concerning Emergency Water Interconnect" dated effective June 6, 2014, which can provide a short-term water supply to customers within the Participants in emergency situations.

Master District Distribution, Rechlorination, and Storage Facilities

The Master District has constructed a 24-inch water transmission main which distributes the water delivered by Metro approximately 3.3 miles from the Metro elevated water storage tank, to a terminus within the District. Additionally, the Master District has constructed one chlorination facility outside the boundaries of the Master District at the beginning of the Master District's 24-inch water transmission main near the 500,000 gallon elevated water storage tank owned by Metro. To date, the chlorination facility has not been needed for the water supply received pursuant to the EPCOR Contract.

It is anticipated that the Master District will be required to construct one or more water storage facilities as development increases demand for water supply within the Service Area. The Master District is currently in the process of constructing an 800,000 gallon elevated water storage tank. According to the District's Engineer, construction of the new elevated water storage tank is approximately eighty percent (80%) complete as of July 31, 2021.

Wastewater Collection and Treatment

The Participants and Metro originally entered into the Wastewater Treatment Contract pursuant to which Metro agreed to construct certain wastewater treatment facilities sufficient to serve up to 6,010 LUEs of wastewater from the Participants. Cottonwood Creek WCID No. 3 is also a party to the Wastewater Treatment Contract but has not been allocated any capacity. Under the Wastewater Treatment Contract, Metro completed construction of the initial phase of such wastewater facilities including a 500,000 gallons per day ("gpd") wastewater treatment plant and lift station (the "Wastewater Treatment Plant"). Based upon an average daily flow of 250 gpd per LUE, the 500,000 gpd Wastewater Treatment Plant is sufficient to serve 2,000 LUEs, according to the Master District's Engineer. Pursuant to the Capacity Assignment, the Participants assigned all of their rights and obligations with respect to wastewater treatment capacity under the Wastewater Treatment Contract to the Master District, which, in turn, reserved wastewater treatment capacity in favor of the Participants at full build-out in the amounts set forth in the Wastewater Treatment Contract and will allocate wastewater treatment capacity on an interim basis fairly and equitably among the Participants.

When Southwest Water Company, the parent of Metro, announced its intention to sell its wholesale operations in Texas, the Master District negotiated to purchase the Wastewater Treatment Plant from Metro pursuant to an Asset Purchase Agreement dated November 20, 2008. The closing of such transaction occurred on December 31, 2008, at which time Metro transferred ownership of the Wastewater Treatment Plant and its interest in the Wastewater Treatment Contract to the Master District. The Master District operates and maintains the Wastewater Treatment Plant as a Master District Facility and has included the costs of the operations in its budget for the fiscal year ending September 30, 2021. The cost of operation and maintenance of the Wastewater Treatment Plant is invoiced to each of the Participants on a monthly basis, in accordance with the Master District Contract. Because the Wastewater Treatment Plant is now owned and operated by the Master District, the Participants elected to terminate the Wastewater Treatment Contract effective February 12, 2022 after the first 20-year term thereof. Thereafter, the Wastewater Treatment Plant will continue to be operated by the Master District as a Master District Facility under the Master District Contract.

Shortly after the purchase of the Wastewater Treatment Plant, the Master District experienced increased maintenance and operation costs for the Wastewater Treatment Plant. In an effort to reduce these costs, the Master District engaged Jones & Carter, Inc. to assess the Wastewater Treatment Plant and its operation and maintenance procedures and to recommend appropriate changes, repairs, and upgrades. The Master District also entered into agreements with Microdyn MBR Systems, LLC, the manufacturer of the wastewater treatment technology at the Wastewater Treatment Plant, to service and replace the plant's membrane equipment and make certain upgrades to improve the performance and energy efficiency of the Wastewater Treatment Plant. After the implementation of certain recommended improvements, Jones & Carter, Inc. and Crossroads Utility Services, LLC, the Master District's operator, have represented that, after the initial upgrades, operation of the Wastewater Treatment Plant improved significantly. However, Jones & Carter, Inc. and Crossroads Utility Services, LLC have recently reported concerns regarding the performance of the Wastewater Treatment Plant and the condition of the membrane equipment at the plant. Evaluations and conversations to resolve these problems are ongoing. See "THE MASTER DISTRICT – Recent Commission Action." The Master District intends to finance a new conventional technology 1,000,000 gpd Wastewater Treatment Plant through the issuance of bonds. The existing 500,000 gpd Wastewater Treatment Plant and an agreement with the City of Manor for interim wastewater treatment service will be used until completion of the new 1,000,000 gpd conventional technology facility. The Master District has engaged Jones & Carter to design the new facility. The Master District intends to finance future upgrades to and expansions of the Wastewater Treatment Plant through the issuance of bonds. Based on an average daily flow of 250 gpd, the 1.0 mgd Wastewater Treatment Plant will be sufficient to serve 4,000 LUEs. The Master District plans to convert from membrane treatment technology to conventional treatment technology, in order to improve performance and

reduce operating costs. The design of the conversion/expansion of the Wastewater Treatment Plant is complete; and, according to Jones & Carter, the permitting is nearing completion. The project has been bid, a construction contract has been awarded, and a limited notice to proceed has been issued for the purchase of equipment pending final permit approval. According to Jones & Carter, construction is expected to take approximately 450 days.

Drainage System

The storm drainage system that serves the District consists of curb and gutter streets and storm sewers that collect and direct storm water runoff generally south and southwest to detention ponds and then to Wilbarger Creek, a tributary of the Colorado River.

100-Year Flood Plain

“Flood Insurance 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 rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance.

According to the Engineer, no land within the District is located within the designated Flood Hazard Area as shown on the Federal Flood Insurance Administration Rate Map No. 48453C0485H.

In 2018, National Weather Service completed a rainfall study known as the 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 Travis 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

Rate and Fee Schedule - Table 1

The Board of Directors establishes rates and fees for water and sewer service, subject to change from time to time. The following schedule sets forth the rates and fees for the District's water and sewer service which have been in effect since October 6, 2020. The Tap Connection Fees provided below are paid by homebuilders within the District and are not financial and operating data of the District and will not be updated by the District annually as part of the District’s continuing disclosure undertaking.

Monthly Billings:

| | |
|---|---------------------------|
| 5/8” Meter | \$ 41.00* |
| 3/4” Meter | \$ 41.50* |
| Monthly Water Commodity Charge | |
| 0-15,000 gallons | \$ 6.63 per 1,000 gallons |
| 15,001+ gallons | \$ 8.18 per 1,000 gallons |
| Monthly Wastewater Commodity Charge | \$ 7.50 per 1,000 gallons |

Tap Connection Fees:

| | |
|------------------|-------------------|
| Water | \$ 600.00 per LUE |
| Wastewater | \$ 600.00 per LUE |

* Single family residential meter includes solid waste/recycling services.

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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 April statements for the years ending September 30, 2017 through September 30, 2020 and an unaudited summary for the period ended August 31, 2021. 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 | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | 8/31/2021 ^(a) | 9/30/2020 ^(b) | 9/30/2019 ^(b) | 9/30/2018 ^(b) | 9/30/2017 ^(b) |
| REVENUES | | | | | |
| Property taxes, including penalties | \$ 510,574 | \$ 284,764 | \$ 388,987 | \$ 379,114 | \$ 275,661 |
| Service Revenues, including penalties | 1,534,620 | 1,463,307 | 1,154,752 | 971,212 | 842,381 |
| Connection/Inspection fees | 237,891 | 348,760 | 239,994 | 268,437 | 300,436 |
| Interest | 1,706 | 23,905 | 49,020 | 24,941 | 10,292 |
| Developer Advance | - | - | - | - | - |
| Other | - | - | - | - | - |
| TOTAL REVENUES | \$ 2,284,792 | \$ 2,120,736 | \$ 1,832,753 | \$ 1,643,704 | \$ 1,428,770 |
| EXPENDITURES | | | | | |
| Garbage Expenditures | \$ 233,825 | \$ 219,849 | \$ 174,958 | \$ 142,308 | \$ 107,604 |
| Repairs/Maintenance | 124,466 | 129,106 | 86,781 | 73,933 | 98,378 |
| Operations/Management Fee | 140,203 | 133,805 | 116,718 | 100,214 | 81,103 |
| Inspection/Review Fee | 79,113 | 56,225 | 58,938 | 63,306 | 66,795 |
| Director Fees, including payroll taxes | 7,751 | 7,912 | 5,975 | 5,652 | 6,298 |
| Legal Fees | 44,723 | 57,646 | 56,424 | 45,570 | 43,167 |
| Engineering Fees | 18,453 | 16,806 | 16,926 | 16,646 | 14,068 |
| Audit Fees | 14,250 | 13,750 | 13,150 | 12,850 | 12,500 |
| Bookkeeping Fees | 26,300 | 28,750 | 26,350 | 26,000 | 25,650 |
| Financial Advisor/Other Consultant Fee | 583 | 369 | 11,344 | 691 | 648 |
| Tax Appraisal/Collection Fees | 2,190 | 1,617 | 2,202 | 2,354 | 1,729 |
| Insurance | 6,693 | 5,173 | 5,204 | 5,200 | 4,148 |
| Interfund Transfers ^(c) | 1,332,413 | 835,938 | 564,940 | 728,688 | 477,267 |
| Other | 52,788 | 43,951 | 35,687 | 29,406 | 22,637 |
| Capital Outlay | - | - | - | - | - |
| TOTAL EXPENDITURES | \$ 2,083,751 | \$ 1,550,897 | \$ 1,175,597 | \$ 1,252,818 | \$ 961,992 |
| NET REVENUES (DEFICIT) | \$ 201,040 | \$ 569,839 | \$ 657,156 | \$ 390,886 | \$ 466,778 |
| Beginning Fund Balance | \$ 3,337,945 | \$ 2,768,106 | \$ 2,110,950 | \$ 1,720,064 | \$ 1,253,286 |
| Plus / (Less): Fund Transfer | - | - | - | - | - |
| Ending Fund Balance | \$ 3,538,985 | \$ 3,337,945 | \$ 2,768,106 | \$ 2,110,950 | \$ 1,720,064 |

(a) Unaudited as of August 31, 2021. Partial year. Represents eleven (11) months of the District's 2021 fiscal year.

(b) Audited.

(c) Interfund Transfers include the costs paid to the Master District for water supply and wastewater treatment costs.

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DEBT SERVICE REQUIREMENTS – TABLE 3

Cottonwood Creek Municipal Utility District No. 1

\$3,530,000

Unlimited Tax Bonds, Series 2021

Dated Date: November 2, 2021

First Interest Payment Due: March 1, 2022

| Year Ending 31-Dec | Outstanding Bonds | | | | The Bonds | | | | Total | |
|--------------------------|--------------------------|---------------------|---------------------|----------------------|-------------------------|-------------------|-------------------|---------------------|---------------------------|------------------------------|
| | Principal Due (09/01) | Interest | | Total | Principal (Due 9/01) | Interest | | Total | Principal and Interest | Debt Service Requirements |
| | | Due (03/01) | Due (09/01) | | | (Due 3/01) | (Due 9/01) | | | |
| 2021 | \$ 560,000 | \$ 286,044 | \$ 286,044 | \$ 1,132,088 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,132,088 |
| 2022 | 585,000 | 290,734 | 290,734 | 1,166,469 | 5,000 | 26,238 | 39,688 | 65,925 | 70,925 | 1,237,394 |
| 2023 | 610,000 | 280,003 | 280,003 | 1,170,006 | 5,000 | 39,638 | 39,638 | 79,275 | 84,275 | 1,254,281 |
| 2024 | 635,000 | 268,766 | 268,766 | 1,172,531 | 5,000 | 39,588 | 39,588 | 79,175 | 84,175 | 1,256,706 |
| 2025 | 655,000 | 257,297 | 257,297 | 1,169,594 | 5,000 | 39,538 | 39,538 | 79,075 | 84,075 | 1,253,669 |
| 2026 | 675,000 | 246,181 | 246,181 | 1,167,363 | 170,000 | 39,488 | 39,488 | 78,975 | 248,975 | 1,416,338 |
| 2027 | 695,000 | 235,869 | 235,869 | 1,166,738 | 175,000 | 37,788 | 37,788 | 75,575 | 250,575 | 1,417,313 |
| 2028 | 720,000 | 225,031 | 225,031 | 1,170,063 | 175,000 | 36,038 | 36,038 | 72,075 | 247,075 | 1,417,138 |
| 2029 | 745,000 | 213,744 | 213,744 | 1,172,488 | 180,000 | 34,288 | 34,288 | 68,575 | 248,575 | 1,421,063 |
| 2030 | 770,000 | 203,175 | 203,175 | 1,176,350 | 180,000 | 32,488 | 32,488 | 64,975 | 244,975 | 1,421,325 |
| 2031 | 790,000 | 192,838 | 192,838 | 1,175,675 | 190,000 | 30,688 | 30,688 | 61,375 | 251,375 | 1,427,050 |
| 2032 | 810,000 | 182,106 | 182,106 | 1,174,213 | 195,000 | 28,788 | 28,788 | 57,575 | 252,575 | 1,426,788 |
| 2033 | 840,000 | 170,997 | 170,997 | 1,181,994 | 195,000 | 26,838 | 26,838 | 53,675 | 248,675 | 1,430,669 |
| 2034 | 870,000 | 159,091 | 159,091 | 1,188,181 | 195,000 | 24,888 | 24,888 | 49,775 | 244,775 | 1,432,956 |
| 2035 | 900,000 | 145,494 | 145,494 | 1,190,988 | 195,000 | 22,694 | 22,694 | 45,388 | 240,388 | 1,431,375 |
| 2036 | 930,000 | 131,156 | 131,156 | 1,192,313 | 200,000 | 20,500 | 20,500 | 41,000 | 241,000 | 1,433,313 |
| 2037 | 965,000 | 116,106 | 116,106 | 1,197,213 | 200,000 | 18,125 | 18,125 | 36,250 | 236,250 | 1,433,463 |
| 2038 | 1,000,000 | 100,169 | 100,169 | 1,200,338 | 205,000 | 15,750 | 15,750 | 31,500 | 236,500 | 1,436,838 |
| 2039 | 1,035,000 | 83,200 | 83,200 | 1,201,400 | 210,000 | 13,188 | 13,188 | 26,375 | 236,375 | 1,437,775 |
| 2040 | 1,075,000 | 65,331 | 65,331 | 1,205,663 | 210,000 | 10,563 | 10,563 | 21,125 | 231,125 | 1,436,788 |
| 2041 | 1,115,000 | 46,800 | 46,800 | 1,208,600 | 215,000 | 7,938 | 7,938 | 15,875 | 230,875 | 1,439,475 |
| 2042 | 1,155,000 | 31,175 | 31,175 | 1,217,350 | 210,000 | 5,250 | 5,250 | 10,500 | 220,500 | 1,437,850 |
| 2043 | 1,195,000 | 14,938 | 14,938 | 1,224,875 | 210,000 | 2,625 | 2,625 | 5,250 | 215,250 | 1,440,125 |
| | <u>\$ 19,330,000</u> | <u>\$ 3,946,244</u> | <u>\$ 3,946,244</u> | <u>\$ 27,222,488</u> | <u>\$ 3,530,000</u> | <u>\$ 552,919</u> | <u>\$ 566,369</u> | <u>\$ 1,119,288</u> | <u>\$ 4,649,288</u> | <u>\$ 31,871,776</u> |

FINANCIAL STATEMENT
(Unaudited)

Assessed Value – Table 4

| | |
|--|----------------------------------|
| 2021 Certified Assessed Valuation | \$ 311,406,677 ^(a) |
| Estimated Assessed Valuation as of September 1, 2021 | \$ 321,459,717 ^(b) |
| Gross Debt Outstanding (after issuance of the Bonds) | |
| District Debt | \$ 22,300,000 ^(c) |
| Contract Debt | <u>12,230,995 ^(d)</u> |
| Total | \$ 34,530,995 |
| Ratio of Gross Debt to 2021 Certified Assessed Valuation ^(a) | 11.09% |
| Ratio of Gross Debt to Estimated Assessed Valuation as of September 1, 2021 ^(b) | 10.74% |
| 2021 Tax Rate | |
| Debt Service | \$ 0.3555 |
| Maintenance | 0.1275 |
| Contract | <u>0.3500</u> |
| Total 2021 Tax Rate | <u>\$ 0.8330 ^(e)</u> |
| Debt Service Fund Balance (as of October 5, 2021) | \$ 281,648 ^(f) |

Area of District: 417.70 acres

Estimated Population as of September 1, 2021: 4,083 ^(h)

- (a) Assessed valuation of the District as of January 1, 2021, as certified by the Travis Central Appraisal District (“TCAD”). See “TAXING PROCEDURES.”
- (b) Estimated assessed valuation of the District as of September 1, 2021, as provided by TCAD, is included solely for purposes of illustration. See “TAXING PROCEDURES.”
- (c) Includes the Bonds.
- (d) The District is party to a contract with the Master District whereby the District is obligated to pay a pro rata share of debt service on bonds issued from time to time by the Master District to acquire, construct, purchase, and maintain certain facilities to provide regional water, wastewater, and drainage services to all Participants. The Master District has outstanding a total of \$30,040,000 aggregate principal amount of contract tax bond issues as the following: \$2,995,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$4,575,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$4,155,000 Unlimited Contract Tax Bonds, Series 2017; \$4,460,000 Unlimited Contract Tax Bonds, Series 2018; \$6,000,000 Unlimited Contract Tax Bonds, Series 2019; \$2,010,000 Unlimited Contract Tax Refunding Bonds, Series 2020; and \$12,285,000 Unlimited Contract Tax Bonds, Series 2021 (collectively, the “Outstanding Contract Bonds”). Of such Outstanding Contract Bonds, \$12,230,995 (38.29%) represents the District’s pro rata share based on the 2021 Certified Assessed Valuation of the Service Area of \$813,344,166. See “THE MASTER DISTRICT – Contract Tax Bonds.”
- (e) The District levied a 2021 total tax rate of \$0.8330 at the District’s Board of Directors’ meeting in September 2021. See “TAXING PROCEDURES.”
- (f) Unaudited as of October 5, 2021. Does not include approximately twenty-four (24) months’ capitalized interest (\$176,983) included in the Bond proceeds, to be deposited into the 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.
- (g) Based upon 3.0 residents per completed and occupied single family home.

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Unlimited Tax Bonds Authorized but Unissued - Table 5

| Date of Authorization | Purpose | Amount Authorized | Issued to Date | Unissued |
|-----------------------|----------------------------------|---------------------------|------------------------------|---------------|
| 05/03/03 | Water, Sanitary Sewer & Drainage | \$ 41,060,000 | \$ 24,170,000 ^(a) | \$ 16,890,000 |
| 05/03/03 | Refunding | 61,590,000 ^(b) | 328,866 | 61,261,134 |
| 02/07/04 | Park and Recreational Facilities | 5,250,000 | - | 5,250,000 |
| 02/07/04 | Refunding | 7,875,000 ^(c) | - | 7,875,000 |

(a) Includes the Bonds.

(b) The District authorized the issuance of water, sewer, and drainage refunding bonds in an amount not to exceed one and one-half times the principal amount of water, sewer, and drainage bonds issued.

(c) The District authorized the issuance of park and recreational facilities bonds in an amount not to exceed one and one-half times the principal amount of park and recreational facilities bonds issued.

Outstanding Bonds - Table 6

| Dated Date | Purpose | Original Series | Original Principal Amount | Principal Amount Outstanding after the Issuance of the Bonds |
|---------------------------|----------------------------------|-----------------|-----------------------------|--|
| A. New Money Bonds | | | | |
| 08/01/06 | Water, Sanitary Sewer & Drainage | 2006 | \$ 2,500,000 | \$ - |
| 04/12/16 | Water, Sanitary Sewer & Drainage | 2016 | 2,500,000 | 2,350,000 |
| 11/14/17 | Water, Sanitary Sewer & Drainage | 2017 | 4,040,000 | 3,515,000 |
| 10/09/18 | Water, Sanitary Sewer & Drainage | 2018 | 3,000,000 | 2,985,000 |
| 08/13/19 | Water, Sanitary Sewer & Drainage | 2019 | 3,000,000 | 2,920,000 |
| 12/01/20 | Water, Sanitary Sewer & Drainage | 2020A | 5,600,000 | 5,350,000 |
| 11/02/21 | Water, Sanitary Sewer & Drainage | 2021 | 3,530,000 | 3,530,000 ^(a) |
| | Subtotal | | <u><u>\$ 24,170,000</u></u> | <u><u>\$ 20,650,000</u></u> |
| B. Refunding Bonds | | | | |
| 2/1/2013 | Refunding | 2013 | \$ 2,395,000 | \$ - |
| 6/25/2020 | Refunding | 2020 | 1,650,000 | 1,650,000 |
| | Subtotal | | <u><u>\$ 4,045,000</u></u> | <u><u>\$ 1,650,000</u></u> |
| | Total | | <u><u>\$ 28,215,000</u></u> | <u><u>\$ 22,300,000</u></u> |

(a) The Bonds.

Cash and Investment Balances - Table 7

| | |
|-----------------------|------------------------|
| General Fund | \$ 3,361,012 |
| Debt Service Fund | 281,648 ^(b) |
| Capital Projects Fund | 267,570 |

(a) Unaudited as of October 5, 2021.

(b) Does not include approximately twenty-four (24) months' capitalized interest (\$176,983) included in the Bond proceeds, to be deposited into the 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 Texas 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 is 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 including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation ("FDIC") or by explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund or their respective successors; (8) 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 Federal Deposit Insurance Corporation 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; (9) 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; (10) 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; (11) 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; (12) no-load money market mutual funds registered with and regulated by the SEC that complies with SEC Rule 2a-7; (13) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, and either has a duration of one year or more and is invested exclusively in obligations described in this paragraph, or has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities; and (14) local government investment pools organized in accordance with the Interlocal Cooperation Act (Chapter 791, Texas Government Code) as amended, whose assets consist exclusively of the obligations that are described above. A public funds investment pool must be continuously ranked no lower than "AAA", "AAA-m" or at an equivalent rating by at least one nationally recognized rating service. 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 (11) through (13) 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 Texas 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 will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas 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, and 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 Texas law, the District is additionally required to: (1) annually review its adopted policies and strategies; (2) require any investment officers with personal business relationships or family relationships with firms seeking to sell securities to the District to disclose the relationship and file a statement with the Texas Ethics Commission and the District; (3) require the registered principal of firms seeking to sell securities to the District to: (a) receive and review the District's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude imprudent investment activities, and (c) deliver a written statement attesting to these requirements; (4) in conjunction with its annual financial audit, perform a compliance audit of the management controls on investments and adherence to the District's investment policy; (5) 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 repurchase agreement; (6) 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; and (7) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements.

Current Investments - Table 8

The District, as of October 5, 2021, was primarily 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 investments, 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 been 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 October 5, 2021 | |
|---|---------------------|
| Cash | \$ 84,047 |
| TexPool | 4,546,705 |
| Total Investments | \$ 4,630,752 |

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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 such information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance, and/or general revenue purposes in addition to taxes of debt service and the tax burden for operation, maintenance and/or general purposes is not included in these figures.

| Taxing Body | Net Debt | | % of Overlapping Net Debt | Amount of Overlapping Net Debt |
|--|---------------|-----------|---------------------------|--------------------------------|
| | Amount | As of | | |
| Travis County | 1,054,720,000 | 9/30/2021 | 0.13% | 1,371,136 |
| Travis County Healthcare District | 6,105,000 | 9/30/2021 | 0.13% | 7,937 |
| Travis County ESD No. 12 ^(a) | - | 9/30/2021 | 0.00% | - |
| Austin Community College | 436,260,000 | 9/30/2021 | 0.10% | 436,260 |
| Manor Independent School District | 451,764,999 | 9/30/2021 | 4.11% | 18,567,541 |
| TOTAL ESTIMATED OVERLAPPING NET DEBT | | | | \$ 20,382,874 |
| The District ^(b) | \$ 34,530,995 | 11/2/2021 | 100.00% | <u>\$ 34,530,995</u> |
| TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT | | | | <u>\$ 54,913,869</u> |
| Ratio of Estimated and Overlapping Debt to 2021 Certified Assessed Valuation | | | | 17.63% |
| Ratio of Estimated and Overlapping Debt to Estimated Assessed Valuation as of September 1, 2021 | | | | 17.08% |

(a) Taxing jurisdiction with no outstanding debt.

(b) Includes the Bonds.

Overlapping Taxes for 2021

| Overlapping Entity | 2021 Tax Rate Per | |
|-----------------------------------|--------------------------|---------------------------------|
| | \$100 Assessed Valuation | Average Tax Bill ^(a) |
| | Travis County | Travis County |
| Travis County | \$0.357365 | \$ 853 |
| Travis County Healthcare District | 0.1103060 | 263 |
| Travis County ESD No. 12 | 0.1000000 | 239 |
| Austin Community College | 0.1048000 | 250 |
| Manor Independent School District | 1.4426720 | 3,445 |
| The District | 0.8330000 | 1,989 |
| Total | \$2.94814 | \$ 7,039 |

(a) Based upon the 2021 average single-family home value of \$238,763 as provided by TCAD.

TAX DATA

Classification of Assessed Valuation- Table 9

| Type Property | 2021 ^(a) | | 2020 ^(b) | | 2019 ^(b) | |
|--|-----------------------------|-----------------------|-----------------------------|-----------------------|-----------------------------|-----------------------|
| | Amount | % | Amount | % | Amount | % |
| Single-Family Residence | \$ 284,004,468 | 91.00% | \$ 227,715,896 | 92.56% | \$ 196,299,569 | 93.99% |
| Single-Family Residence Detail | 202,588 | 0.06% | - | 0.00% | - | 0.00% |
| Vacant Lot | 1,767,402 | 0.57% | 2,608,522 | 1.06% | 6,811,337 | 3.26% |
| Non-Qualified Land | - | 0.00% | - | 0.00% | - | 0.00% |
| Rural Land, Non-Qualified | 3,125,580 | 1.00% | 3,430,580 | 1.39% | 3,837,680 | 1.84% |
| Improvement on Qualified Land - Open Space | - | 0.00% | - | 0.00% | - | 0.00% |
| Commercial Real Property | 2,579,330 | 0.83% | 2,578,095 | 1.05% | 2,441,871 | 1.17% |
| Intangible Property | - | 0.00% | - | 0.00% | - | 0.00% |
| Commercial Personal Property | 2,310,565 | 0.74% | 1,933,309 | 0.79% | 479,269 | 0.23% |
| Residential Inventory | 18,088,266 | 5.80% | 12,581,257 | 5.11% | 6,642,452 | 3.18% |
| Special Tax Inventory | - | 0.00% | - | 0.00% | - | 0.00% |
| Totally Exempt Property | - | 0.00% | 17,182,045 | 6.98% | 17,181,276 | 8.23% |
| Less: Adjustments | - | 0.00% | (22,005,288) | -8.94% | (24,851,634) | -11.90% |
| Total | <u>\$312,078,199</u> | <u>100.00%</u> | <u>\$246,024,416</u> | <u>100.00%</u> | <u>\$208,841,820</u> | <u>100.00%</u> |

(a) Provided by TCAD.

(b) Reflects classification of assessed valuation as supplied by the District's audited financial statements. Such value may differ from the original certified assessed valuation, and any supplements or adjustments thereto, as supplied by TCAD.

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.

| Tax Year | Assessed Valuation (a) | Tax Rate | Tax Levy | Current Collections | | Total Collections | | Year Ending |
|----------|------------------------|----------|-----------|---------------------|---------|-------------------|---------|--------------------------|
| | | | | Amount | % | Amount | % | |
| 2002 | \$ 275,656 | 0.9500 | 2,619 | 2,619 | 100.00% | 2,619 | 100.00% | 9/30/2003 ^(b) |
| 2003 | 4,392,774 | 0.9500 | 41,731 | 41,731 | 100.00% | 41,731 | 100.00% | 9/30/2004 ^(b) |
| 2004 | 4,396,914 | 0.9500 | 41,771 | 41,771 | 100.00% | 41,771 | 100.00% | 9/30/2005 ^(b) |
| 2005 | 10,068,778 | 0.9500 | 95,653 | 93,362 | 97.60% | 95,392 | 99.73% | 9/30/2006 ^(b) |
| 2006 | 25,885,074 | 0.8968 | 232,137 | 231,889 | 99.89% | 232,297 | 100.07% | 9/30/2007 ^(b) |
| 2007 | 43,413,730 | 0.8968 | 389,333 | 384,032 | 98.64% | 389,333 | 100.00% | 9/30/2008 ^(b) |
| 2008 | 53,068,848 | 0.8968 | 475,921 | 474,874 | 99.78% | 475,247 | 99.86% | 9/30/2009 ^(b) |
| 2009 | 57,745,415 | 0.8968 | 517,861 | 493,629 | 95.32% | 516,019 | 99.64% | 9/30/2010 ^(b) |
| 2010 | 53,881,905 | 0.9500 | 511,879 | 507,015 | 99.05% | 509,288 | 99.49% | 9/30/2011 ^(b) |
| 2011 | 49,378,416 | 0.9700 | 478,971 | 477,387 | 99.67% | 477,572 | 99.71% | 9/30/2012 ^(b) |
| 2012 | 41,610,277 | 1.1000 | 457,712 | 454,881 | 99.38% | 456,285 | 99.69% | 9/30/2013 ^(b) |
| 2013 | 44,481,462 | 1.0900 | 484,902 | 483,932 | 99.80% | 483,932 | 99.80% | 9/30/2014 ^(b) |
| 2014 | 47,808,660 | 0.9500 | 454,135 | 453,227 | 99.80% | 453,227 | 99.80% | 9/30/2015 ^(b) |
| 2015 | 62,531,798 | 0.8330 | 573,462 | 572,315 | 99.80% | 572,315 | 99.80% | 9/30/2016 ^(b) |
| 2016 | 84,554,365 | 0.9170 | 775,364 | 771,487 | 99.50% | 771,487 | 99.50% | 9/30/2017 ^(b) |
| 2017 | 118,143,226 | 0.8500 | 1,003,335 | 996,801 | 99.35% | 997,315 | 99.40% | 9/30/2018 ^(b) |
| 2018 | 169,493,317 | 0.8500 | 1,440,378 | 1,430,295 | 99.30% | 1,430,295 | 99.30% | 9/30/2019 ^(b) |
| 2019 | 208,841,820 | 0.8500 | 1,775,155 | 1,764,504 | 99.40% | 1,764,504 | 99.40% | 9/30/2020 ^(b) |
| 2020 | 246,024,416 | 0.8500 | 2,092,137 | 2,083,433 | 99.58% | 2,083,433 | 99.58% | 9/30/2021 ^(c) |

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

(b) Audited.

(c) Unaudited. Reflects collections as of August 31, 2021. Taxes were due with no penalty by January 31, 2021.

District Tax Rates - Table 11

| Tax Rate per \$100 Assessed Valuation | 2021 | 2020 | 2019 | 2018 | 2017 |
|--|------------------|------------------|------------------|------------------|------------------|
| Debt Service | \$ 0.3555 | \$ 0.2925 | \$ 0.3655 | \$ 0.2698 | \$ 0.1788 |
| Contract | 0.3500 | 0.3500 | 0.3500 | 0.3500 | 0.3500 |
| Maintenance & Operations | 0.1275 | 0.2075 | 0.1345 | 0.2302 | 0.3212 |
| Total | \$ 0.8330 | \$ 0.8500 | \$ 0.8500 | \$ 0.8500 | \$ 0.8500 |

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 3, 2003, voters within the District authorized a maintenance tax not to exceed \$1.50/\$100 assessed valuation. As shown above under "District Tax Rates," the District levied a 2021 maintenance and operation tax of \$0.1275/\$100 assessed valuation.

Principal Taxpayers - Table 12

The following list of principal taxpayers was provided by the Travis Central Appraisal District based on the 2021, 2020, and 2019 tax rolls of the District, which reflect ownership as of January 1 of each year shown.

| Principal Taxpayers | Type Property | 2021^(a) | 2020^(b) | 2019^(b) |
|--|----------------------|---------------------------|---------------------------|---------------------------|
| KB Home Lone Star LP ^(c,d) | Land & Improvements | \$ 11,510,760 | \$ 6,459,562 | \$ 7,582,551 |
| IBC Partners Ltd. ^(c) | Land & Improvements | 3,418,010 | 3,418,010 | 3,418,010 |
| Sunstate Equipment Co. LLC | Land & Improvements | 1,909,713 | 1,388,643 | (e) |
| Lion Capital LLC | Land & Improvements | 1,306,863 | 1,299,490 | 1,299,490 |
| GFAA Partners Inc. | Land & Improvements | 927,402 | 933,540 | 797,316 |
| Individual Homeowner | Land & Improvements | 616,944 | 564,401 | 454,257 |
| Home Loan Star Inc. | Land & Improvements | 551,318 | (e) | (e) |
| Presidential Glen Ltd. | Land & Improvements | 425,656 | 425,656 | 425,656 |
| Presidential Meadows LP ^(c) | Land & Improvements | 387,031 | 1,243,349 | 1,650,449 |
| Individual Homeowner | Land & Improvements | 375,124 | 327,476 | 430,914 |
| Individual Homeowner | Land & Improvements | (e) | (e) | 327,476 |
| American Homes 4 Rent | Land & Improvements | (e) | 357,800 | 368,218 |
| | | \$ 21,428,821 | \$ 16,417,927 | \$ 16,754,337 |
| Percent of Assessed Valuation | | 6.88% | 6.68% | 8.02% |

(a) Provided by TCAD.

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

(c) The Developer.

(d) The designated taxpayer is concentrated in the homebuilding industry. See "THE DEVELOPER – Homebuilder" and "INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments – Dependence Upon the Developers, Lot Owners, and Builders."

(e) Not a principal taxpayer for 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 2021 Certified Assessed Valuation and the Estimated Assessed Valuation as of September 1, 2021 and utilize tax rates adequate to service the District's total debt service requirements, including the Bonds. No available debt service funds are reflected in these computations. See "INVESTMENT CONSIDERATIONS – Maximum Impact on District Tax Rates."

| | |
|--|-------------|
| Average Requirement on the Bonds and the Outstanding Bonds (2022 through 2043) | \$1,397,259 |
| \$0.48 Tax Rate on 2021 Certified Assessed Valuation of \$311,406,677 @ 95% collections produces | \$1,420,014 |
| \$0.46 Tax Rate on Estimated Assessed Valuation as of September 1, 2021 of \$321,459,717 @ 95% collections produces | \$1,404,779 |
| Maximum Requirement on the Bonds and the Outstanding Bonds (2043) | \$1,440,125 |
| \$0.49 Tax Rate on 2021 Certified Assessed Valuation of \$311,406,677 @ 95% collections produces | \$1,449,598 |
| \$0.48 Tax Rate on Estimated Assessed Valuation as of September 1, 2021 of \$321,459,717 @ 95% collections produces | \$1,465,856 |

Debt Service Fund Management Index

| | |
|--|----------------------------|
| Debt Service Requirements for year ending 12/31/22 | \$1,237,394 ^(a) |
| Unaudited Debt Service Fund Balance as of 10/5/21 | \$281,648 ^(b) |
| Capitalized Interest included in the proceeds of the Bonds | \$176,983 ^(c) |
| 2021 Debt Service Tax Levy @ 95% collections produces | \$1,036,233 ^(d) |
| Total Available for Debt Service | <u>\$1,494,864</u> |
| Projected Debt Service Fund Balance 9/30/2021 | <u>\$257,470</u> |

(a) Interest payments on the Bonds commence March 1, 2022.

(b) Unaudited as of October 5, 2021. Represents fund balance after all 2021 debt service requirements have been paid.

(c) Represents twenty-four (24) months of capitalized interest (\$176,983) included in the Bond proceeds, to be deposited into the Debt Service Fund upon closing.

(d) The District levied a 2021 debt service tax rate of \$0.3555 at the District's Board of Directors' meeting in September 2021.

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 water and wastewater system and for the payment of certain contractual obligations, if authorized by its voters. See "TAX DATA – Maintenance Tax."

Property Tax Code and County Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code") provides for countywide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district and appraisal review board responsible for appraising property for all taxing units within the county. The Travis Central Appraisal District ("TCAD") has the responsibility for appraising property for all taxing units within Travis County, including the District. Such appraisal values are subject to review and change by the Travis Central Appraisal District Appraisal Review Board (the "Appraisal Review Board").

Except as described below, TCAD is required to appraise all property within its jurisdiction on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining market value of property, TCAD is required to consider the cost method of appraisal, the income method of appraisal and the market data comparison method of appraisal, and use the method that the chief appraiser of TCAD considers most appropriate. The Property Tax Code requires appraisal districts to reappraise all property in their jurisdiction at least once every three years. A taxing unit may require an annual review at its own expense, and is entitled to challenge the determination of appraised value of property within the taxing unit by petition filed with the Appraisal Review Board.

State law requires the appraised value of an owner's principal residence ("homestead" or "homesteads") to be based solely on the property's value as a homestead, regardless of whether residential use is considered to be the highest and best use of the property. State law further limits the appraised value of a homestead to the lesser of (1) market value of the property or (2) 110% of the appraised value of the property for the preceding tax year plus the market value of all new improvements to the property (the "10% Homestead Cap"). The 10% increase is cumulative, meaning the maximum increase is 10% times the number of years since the property was last appraised.

The appraisal values set by TCAD are subject to review and change by the Appraisal Review Board. The appraisal rolls, as approved by the Appraisal Review Board, are used by taxing units, such as the District, in establishing their tax rolls and tax rates. See “TAXING PROCEDURES – District and Taxpayer Remedies.”

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories, and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer, all oil, gas, and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition of at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. The District has granted a \$5,000 residential homestead exemption for disabled persons or persons sixty-five (65) years or older. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. 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 of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of (i) a member of the armed forces or (ii) a first responder as defined under Texas law, who was killed or fatally injured in the line of duty, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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. Effective November 12, 2001, the District adopted a general homestead exemption.

Tax Abatement: Travis 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 April 1, 1990 may continue to tax freeport property and decisions to continue to tax freeport property may be reversed in the future. However, decisions to exempt freeport property are not subject to reversal. In addition, effective for tax years 2008 and thereafter, Article VIII, Section 1-n of the Texas Constitution provides for an exemption from taxation for “goods-in-transit,” which are defined as certain personal property acquired or imported into the state. The exemption excludes oil, natural gas, petroleum products, aircraft, and special inventory, including motor vehicles, vessel and outboard motors, 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 personal property. The District took no action prior to April 1, 1990 to tax freeport property but has acted 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% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established under 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.

Valuation of Property for Taxation

Generally, property in the District must be appraised by TCAD 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 designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use, 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 TCAD to implement a plan for periodic reappraisal of property. The plan must provide for appraisal of all real property in TCAD at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by TCAD or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from TCAD 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 TCAD chooses formally to include such values on its appraisal roll.

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 TCAD to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the 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 twenty-four (24) 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.

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 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, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold 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 Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts: Districts that do not meet the classification of a Special Taxing 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, 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 Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

The District: A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made on an annual basis, at the time a district sets its tax rate. The Board of Directors of the District designated the District as a Developing District for the 2021 tax year. 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 rollback 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 2021". 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

The “Financial Institutions Reform, Recovery and Enforcement Act of 1989” (“FIRREA”) contains provisions which affect the time for protesting property valuations, the fixing of tax liens, and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation (“FDIC”) when the FDIC is acting as the conservator or receiver of an insolvent financial institution. 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 delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the 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

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, 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 Internal Revenue Code of 1986 (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 relating to arbitrage and the application of the proceeds of the Bonds and the property financed or refinanced therewith. 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 to 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 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 judgment 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 Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

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

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

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

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

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

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership, or disposition of the Bonds. This discussion is based on existing statutes, regulations, published rulings and court decisions accumulated, all of which are subject to change or modification, retroactively.

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

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT

WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

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

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

State, Local and Foreign Taxes

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

Information Reporting and Backup Withholding

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

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decision, 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. 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.

Qualified Tax-Exempt Obligations for Financial Institutions

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a “financial institution,” on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer’s taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a “financial institution” allocable to tax-exempt obligation, other than “private activity bonds,” that are designated by a “qualified small issuer” as “qualified tax-exempt obligations.” A “qualified small issuer” is any governmental issuer (together with any “on-behalf of” and “subordinate” issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term “financial institution” as any “bank” described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to “qualified tax-exempt obligations” provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty-percent (20%) as a “financial institution preference item.”

The District has designated the Bonds as “qualified tax-exempt obligations” within the meaning of section 265(b) of the Code. In furtherance of that designation, the District covenants to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as “qualified tax-exempt obligations.” **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service 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, if such audited financial statements in Appendix A are then available. The District will update and provide this information within six (6) 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 (12) months after any such fiscal year, the District will file unaudited financial statements 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.

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 business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation (as defined by the Rule, which includes certain debt, debt-like, and debt-related obligations) of the 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 events under the terms of a financial obligation of the District, any of which reflect financial difficulties. The terms “financial obligation” and “material” when used in this paragraph shall have the meanings ascribed to them under federal securities law.

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 Court 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) of the preceding paragraph, the term “Financial Obligation” is defined in the Bond Order to mean (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, and 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 under in such clauses (15) and (16) in the preceding paragraph and in the definition of Financial Obligation to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 29, 2018.

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.

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (i) 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 (ii) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this 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) determined 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 or purchaser from lawfully purchasing or selling the Bonds in the primary offering of the Bonds.

Compliance with Prior Undertakings

During the past five years, the District has complied in all material respects with its continuing disclosure undertakings in accordance with 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 experts 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” – Schroeder Engineering Company (“District Engineer”); “FINANCIAL STATEMENT - Unlimited Tax Bonds Authorized But Unissued” - Records of the District, “FINANCIAL STATEMENT” – Travis Central Appraisal District; “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; “PROJECTED DEBT SERVICE REQUIREMENTS – TABLE 3” - Financial Advisor; “THE BONDS, except (“DTC Redemption Provision” and “Payment Record”) “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” (except “Compliance with Prior Undertakings”) - McCall, Parkhurst & Horton L.L.P.

Consultants

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

The Engineer: The information contained in the Official Statement relating to engineering matters and to the description of the System and, in particular, that information included in the sections entitled “THE DISTRICT” and “THE SYSTEM,” has been provided by the Engineer, and has been included in reliance upon the authority of said firm in the field of civil engineering.

Auditor: The District's financial statements for fiscal year ending September 30, 2020 were audited by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants, and excerpts of the District's Audited Financial Statements as of September 30, 2020 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 Assessed Valuations of the District has been provided by the Travis Central Appraisal District and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the Certified Taxable Assessed Valuations, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by Bruce Elfant, Travis County Tax Assessor/Collector, and has been included herein in reliance upon Bruce Elfant, as an expert in collecting taxes.

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 experts listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements, and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, description, and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. 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 Cottonwood Creek Municipal Utility District No. 1, as of the date shown on the first page hereof.

/s/ Kari Ann Johnson-Taylor
President, Board of Directors
Cottonwood Creek Municipal Utility District No. 1

/s/ Nicholas Whittaker
Secretary, Board of Directors
Cottonwood Creek Municipal Utility District No. 1

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 Cottonwood Creek Municipal Utility District No. 1 for the fiscal year ended September 30, 2020. Certain information not considered to be relevant to this financing has been omitted; however, complete audit reports are available upon request.

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

February 2, 2021

Board of Directors

Cottonwood Creek Municipal Utility District No. 1

We have audited the financial statements of the governmental activities and each major fund of Cottonwood Creek Municipal Utility District No. 1 (the "District") for the year ended September 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated August 11, 2020. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or District consultants.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the District, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 2. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were management's estimate of depreciable lives of capital assets. Depreciation of infrastructure assets is based on industry wide accepted estimated useful lives taken on a straight-line basis. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The District's bookkeeper will be provided with all such adjustments.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 2, 2021.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for the General Fund, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* and the Other Supplementary Information are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The Texas Supplementary Information and the Other Supplementary Information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
YEAR ENDED SEPTEMBER 30, 2020**

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1**

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

**FOR THE YEAR ENDED
SEPTEMBER 30, 2020**

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1**

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ANNUAL FILING AFFIDAVIT

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS

COUNTY OF TRAVIS

I, _____ of the
(Name of Duly Authorized District Representative)

COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1

(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 **2nd day of February, 2021**, its annual audit report for the fiscal period ended **September 30, 2020** and that copies of the annual audit report have been filed in the District's office, located at:

100 Congress Ave., Suite 1300

Austin, Texas 78701

(Address of District's Office)

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

Date: _____, _____ By: _____
(Signature of District Representative)

(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this _____ day of _____, _____.

(SEAL)

(Signature of Notary)

My Commission Expires On: _____,
Notary Public in the State of Texas

INDEPENDENT AUDITOR'S REPORT

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

Board of Directors
Cottonwood Creek Municipal Utility District No. 1
Travis County, Texas

Independent Auditor's Report

We have audited the accompanying financial statements of the governmental activities and each major fund of Cottonwood Creek Municipal Utility District No. 1 (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, 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.

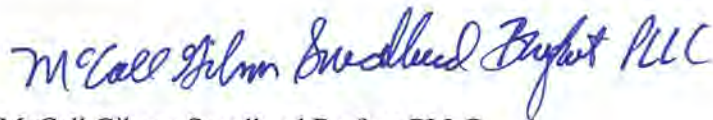
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Budgetary Comparison Schedule – General Fund be presented to supplement the basic financial statements. Such information, 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* and the Other Supplementary Information are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The Texas Supplementary Information and the Other Supplementary Information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.



McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

February 2, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

In accordance with Governmental Accounting Standards Board Statement 34 ("GASB 34"), the management of Cottonwood Creek Municipal Utility District No. 1 (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2020. Since this information is designed to focus on current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the nonspendable and unassigned fund balance was \$3,337,947, an increase of \$569,841 from the previous fiscal year. General fund revenues increased from \$1,832,753 in the previous fiscal year to \$2,120,736 in the current fiscal year due to an increase in service account and property tax revenues. Operating transfers increased from \$564,940 in the previous year to \$835,938 in the current fiscal year.
- *Special Revenue Fund:* Fund balance remained at \$-0- in the current fiscal year. The District incurred \$1,567,961 in contract charges to Wilbarger Creek Municipal Utility District No. 2 (the "Master District") during the current fiscal year. Special Revenue Fund revenues increased from \$597,314 in the previous fiscal year to \$737,189 due to an increase in the District's assessed valuation.
- *Debt Service Fund:* Fund balance restricted for debt service increased from \$444,415 in the previous fiscal year to \$462,940 in the current fiscal year. Debt service fund revenues increased from \$468,603 in the previous fiscal year to \$770,177 in the current fiscal year. The District paid \$300,000 of principal and \$442,631 of interest on outstanding bonded debt. The District also issued \$1,650,000 of unlimited tax refunding bonds to advance refund \$1,560,000 of outstanding debt for an economic gain of \$68,638.
- *Capital Projects Fund:* Fund balance restricted for authorized construction increased to \$617,105 during the current fiscal year.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had revenues net of expenses of \$464,458. Net position increased from a deficit balance of \$392,517 to \$71,941.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

OVERVIEW OF THE DISTRICT

The District, a political subdivision of the State of Texas, was created by an order of the Travis County Commissioner's Court dated June 4, 1985, as a water control and improvement district. Subsequently, by an order of the Texas Natural Resource Conservation Commission (presently known as the Texas Commission on Environmental Quality), dated August 13, 2001, the District was converted to a municipal utility district. Creation of the District was confirmed at an election held within the District on May 7, 1988. The District was created to provide water, wastewater, and storm drainage facilities to serve customers located within its boundaries and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. Since creation, the District's Board of Directors has approved four annexations of land into the District and two exclusions from the District, resulting in a current total land area within the District of approximately 417 acres. The District is located entirely within the extraterritorial jurisdiction of the City of Manor and entirely within Travis County, Texas. The District is located approximately ten miles northeast of the central business district of the City of Austin, lies adjacent to the city limits of Manor, and is bounded by U.S. Highway 290 on the south. The District is one of four political subdivisions, including Travis County Municipal Utility District No. 2, Wilbarger Creek Municipal Utility District No. 1, and Wilbarger Creek Municipal Utility District No. 2 (the "Participant Districts"), created to provide water, wastewater, and storm drainage to approximately 1,514 acres located within Travis County, Texas. Under this arrangement, Wilbarger Creek Municipal Utility District No. 2 serves as the "Master District" for the purpose of coordinating the design, construction, ownership, operation, and maintenance of the water distribution and treatment, wastewater collection and treatment, drainage, and water quality facilities to serve the Participant Districts.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

USING THIS ANNUAL REPORT

This annual report consists of five parts:

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

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

| | <u>Governmental Activities</u> | | <u>Change Increase (Decrease)</u> |
|----------------------------------|------------------------------------|---------------------|---|
| | <u>2020</u> | <u>2019</u> | |
| Current and other assets | \$ 4,987,437 | \$ 4,250,425 | \$ 737,012 |
| Capital assets | 9,627,654 | 9,840,441 | (212,787) |
| Total Assets | <u>14,615,091</u> | <u>14,090,866</u> | <u>524,225</u> |
| Deferred Outflows of Resources | <u>23,656</u> | <u>85,381</u> | <u>(61,725)</u> |
| Current Liabilities | 824,517 | 677,224 | 147,293 |
| Long-term Liabilities | 13,742,289 | 13,891,540 | (149,251) |
| Total Liabilities | <u>14,566,806</u> | <u>14,568,764</u> | <u>(1,958)</u> |
| Net Investment in Capital Assets | (3,542,572) | (3,410,670) | (131,902) |
| Restricted | 441,360 | 418,248 | 23,112 |
| Unrestricted | 3,173,153 | 2,599,905 | 573,248 |
| Total Net Position | <u>\$ 71,941</u> | <u>\$ (392,517)</u> | <u>\$ 464,458</u> |

The District's net position increased from a deficit balance of \$392,517 in the previous fiscal year to \$71,941 in the current fiscal year. Some of the District's assets are accounted for by capital assets or restricted for debt service. The District's unrestricted net position, which can be used to finance day to day operations, totaled \$3,173,153.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

Revenues and Expenses:

Summary Statement of Activities

| | Governmental Activities | | Change Increase (Decrease) |
|-------------------------------------|----------------------------|---------------------|----------------------------------|
| | 2020 | 2019 | |
| Property Taxes | \$ 1,779,958 | \$ 1,443,667 | \$ 336,291 |
| Service Accounts | 1,463,307 | 1,154,752 | 308,555 |
| Other | 387,698 | 319,126 | 68,572 |
| Total Revenues | 3,630,963 | 2,917,545 | 713,418 |
| Contracted Master District services | 1,567,961 | 1,158,016 | 409,945 |
| Contracted services | 538,985 | 437,395 | 101,590 |
| Professional fees | 116,952 | 115,010 | 1,942 |
| Other | 69,581 | 427,333 | (357,752) |
| Debt Service | 656,873 | 1,034,185 | (377,312) |
| Depreciation/Amortization | 216,153 | 182,276 | 33,877 |
| Total Expenses | 3,166,505 | 3,354,215 | (187,710) |
| Change in Net Position | 464,458 | (436,670) | 901,128 |
| Beginning Net Position | (392,517) | 44,153 | (436,670) |
| Ending Net Position | \$ 71,941 | \$ (392,517) | \$ 464,458 |

Revenues were \$3,630,963 for the fiscal year ended September 30, 2020 while expenses were \$3,166,505. Net position increased \$464,458.

Property tax revenues in the current fiscal year totaled \$1,779,958. 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 2019 tax year (September 30, 2020 fiscal year) were based upon a current assessed value of \$208,841,820 and a tax rate of \$0.85 per \$100 of assessed valuation. Property taxes levied for the 2018 tax year (September 30, 2019 fiscal year) were based upon an adjusted assessed value of \$169,351,477 and a tax rate of \$0.85 per \$100 of assessed valuation. The District's primary revenue sources are property taxes and service accounts.

COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1 MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2020

ANALYSIS OF GOVERNMENTAL FUNDS

| | <u>Governmental Funds by Year</u> | | |
|---|-----------------------------------|---------------------|---------------------|
| | 2020 | 2019 | 2018 |
| Cash and cash equivalents | \$ 4,445,184 | \$ 3,984,059 | \$ 2,611,411 |
| Receivables | 511,993 | 207,185 | 225,243 |
| Total Assets | <u>\$ 4,957,177</u> | <u>\$ 4,191,244</u> | <u>\$ 2,836,654</u> |
| Accounts payable | \$ 84,579 | \$ 63,638 | \$ 64,984 |
| Refundable deposits | 158,606 | 144,706 | 126,476 |
| Interfund payables | 41,651 | 6,695 | 49,145 |
| Intergovernmental payable | 234,115 | 126,970 | 444 |
| Total Liabilities | <u>518,951</u> | <u>342,009</u> | <u>241,049</u> |
| Deferred Inflows of Resources | <u>20,234</u> | <u>22,968</u> | <u>14,772</u> |
| Nonspendable | 1,300 | - | 780 |
| Restricted | 1,080,045 | 1,058,161 | 469,883 |
| Unassigned | 3,336,647 | 2,768,106 | 2,110,170 |
| Total Fund Balance | <u>4,417,992</u> | <u>3,826,267</u> | <u>2,580,833</u> |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | <u>\$ 4,957,177</u> | <u>\$ 4,191,244</u> | <u>\$ 2,836,654</u> |

For the fiscal year ended September 30, 2020, the District's governmental funds reflect a combined fund balance of \$4,417,992.

The General Fund fund balance increased by \$569,841 during the current fiscal year.

The Special Revenue Fund reflects no change in fiscal year 2020. The Special Revenue Fund incurred Master District monthly charges of \$1,567,961 and received operating transfers from the General Fund of \$835,938.

The Debt Service Fund reflects an increase of \$18,525 in fiscal year 2020. The Debt Service Fund remitted bond principal of \$300,000 and bond interest of \$442,631. The District also issued \$1,650,000 of unlimited tax refunding bonds to advance refund \$1,560,000 of outstanding debt for an economic gain of \$68,638. More detailed information about the District's debt is presented in the *Notes to the Financial Statements*.

The Capital Projects Fund reflects an increase of \$3,359 in fiscal year 2020.

COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1 MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2020

BUDGETARY HIGHLIGHTS

The *General Fund* pays for daily operating expenditures. On October 1, 2019, the Board of Directors approved a budget including revenues of \$1,795,932 as compared to expenditures of \$708,543 and operating transfers of \$956,458. When comparing actual to budget, the District had a positive variance of \$438,910, which is primarily due to higher service account revenues and lower operating transfers as compared to budget. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information*.

CAPITAL ASSETS

The District's governmental activities have invested \$9,627,654 in infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

| | 9/30/2020 | 9/30/2019 |
|--------------------------------|---------------------|---------------------|
| Capital Assets: | | |
| Water/Wastewater/Drainage | \$ 10,639,339 | \$ 10,639,339 |
| Less: Accumulated Depreciation | (1,011,685) | (798,898) |
| Total Net Capital Assets | <u>\$ 9,627,654</u> | <u>\$ 9,840,441</u> |

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

LONG TERM DEBT

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

| | Bonds Payable |
|-------------|-----------------------------|
| Series 2013 | \$ 100,000 |
| Series 2016 | 2,375,000 |
| Series 2017 | 3,655,000 |
| Series 2018 | 2,990,000 |
| Series 2019 | 2,960,000 |
| Series 2020 | 1,650,000 |
| Total | <u><u>\$ 13,730,000</u></u> |

The District owes approximately \$14 million to bondholders. During the year, the District made principal payments of \$300,000. The ratio of the District's long-term debt to the total 2019 taxable assessed valuation (\$208,841,820) is 6.6%. The District's estimated population as of April 30, 2020, is 4,123. More detailed information about the District's long-term debt is presented in the *Notes to the Financial Statements*.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The assessed value on property within the District for the 2020 tax year (September 30, 2021 fiscal year) is approximately \$246 million and the tax rate levied was \$0.85 per \$100 of assessed valuation. Approximately 24% of the property tax will fund general fund expenditures, approximately 41% will fund contracted Master District activity and approximately 35% of the property tax will be set aside for debt service.

The adopted budget for fiscal year 2021 projects an operating fund balance increase of \$79,963.

REQUESTS FOR INFORMATION

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

FINANCIAL STATEMENTS

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2020**

| | General Fund | Special Revenue Fund | Debt Service Fund | Capital Projects Fund | Governmental Funds Total | Adjustments Note 2 | Statement of Net Position |
|---|---------------------|----------------------------|-------------------------|-----------------------------|--------------------------------|-----------------------|---------------------------------|
| ASSETS | | | | | | | |
| Cash and cash equivalents: | | | | | | | |
| Cash | \$ 594,267 | \$ - | \$ - | \$ - | \$ 594,267 | \$ - | \$ 594,267 |
| Cash equivalents | 2,768,878 | 757 | 463,442 | 617,840 | 3,850,917 | - | 3,850,917 |
| Receivables: | | | | | | | |
| Service accounts, net of allowance for doubtful accounts of \$ - 0 - | 409,475 | - | - | - | 409,475 | - | 409,475 |
| Taxes | 4,597 | 8,332 | 7,305 | - | 20,234 | - | 20,234 |
| Interfund | 41,327 | - | 324 | - | 41,651 | (41,651) | - |
| Intergovernmental | - | 478 | - | - | 478 | - | 478 |
| Prepaid costs | 1,300 | - | - | 38,855 | 40,155 | 71,911 | 112,066 |
| Capital assets, net of accumulated depreciation: | | | | | | | |
| Water/Wastewater/Drainage System | - | - | - | - | - | 9,627,654 | 9,627,654 |
| TOTAL ASSETS | \$ 3,819,844 | \$ 9,567 | \$ 471,071 | \$ 656,695 | \$ 4,957,177 | \$ 9,657,914 | \$ 14,615,091 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | | | | |
| Deferred charges on refunding | - | - | - | - | - | 23,656 | 23,656 |
| TOTAL DEFERRED OUTFLOWS OF RESOURCES | - | - | - | - | - | 23,656 | 23,656 |
| TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES | \$ 3,819,844 | \$ 9,567 | \$ 471,071 | \$ 656,695 | \$ 4,957,177 | \$ 9,681,570 | \$ 14,638,747 |
| LIABILITIES | | | | | | | |
| Accounts payable | \$ 84,579 | \$ - | \$ - | \$ - | \$ 84,579 | \$ - | \$ 84,579 |
| Accrued interest payable | - | - | - | - | - | 37,217 | 37,217 |
| Refundable deposits | 158,606 | - | - | - | 158,606 | - | 158,606 |
| Interfund payables | - | 1,235 | 826 | 39,590 | 41,651 | (41,651) | - |
| Intergovernmental payables | 234,115 | - | - | - | 234,115 | - | 234,115 |
| Due to developer | - | - | - | - | - | 241,302 | 241,302 |
| Bonds payable: | | | | | | | |
| Due within one year | - | - | - | - | - | 310,000 | 310,000 |
| Due after one year | - | - | - | - | - | 13,500,987 | 13,500,987 |
| TOTAL LIABILITIES | 477,300 | 1,235 | 826 | 39,590 | 518,951 | 14,047,855 | 14,566,806 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | |
| Property taxes | 4,597 | 8,332 | 7,305 | - | 20,234 | (20,234) | - |
| FUND BALANCES / NET POSITION | | | | | | | |
| Fund balances: | | | | | | | |
| Nonspendable | 1,300 | - | - | - | 1,300 | (1,300) | - |
| Restricted for debt service | - | - | 462,940 | - | 462,940 | (462,940) | - |
| Restricted for authorized construction | - | - | - | 617,105 | 617,105 | (617,105) | - |
| Unassigned | 3,336,647 | - | - | - | 3,336,647 | (3,336,647) | - |
| TOTAL FUND BALANCES | 3,337,947 | - | 462,940 | 617,105 | 4,417,992 | (4,416,692) | - |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | \$ 3,819,844 | \$ 9,567 | \$ 471,071 | \$ 656,695 | \$ 4,957,177 | | |
| NET POSITION | | | | | | | |
| Net investment in capital assets | | | | | | (3,542,572) | (3,542,572) |
| Restricted for Contracted Master District services | | | | | | 8,332 | 8,332 |
| Restricted for debt service | | | | | | 433,028 | 433,028 |
| Unrestricted | | | | | | 3,173,153 | 3,173,153 |
| TOTAL NET POSITION | | | | | | \$ 71,941 | \$ 71,941 |

The accompanying notes are an integral part of this statement.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT
OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
SEPTEMBER 30, 2020**

| | General Fund | Special Revenue Fund | Debt Service Fund | Capital Projects Fund | Governmental Funds Total | Adjustments Note 2 | Statement of Activities |
|---|---------------------|----------------------------|-------------------------|-----------------------------|--------------------------------|-----------------------|-------------------------------|
| REVENUES: | | | | | | | |
| Property taxes, including penalties | \$ 284,764 | \$ 733,514 | \$ 764,414 | \$ - | \$ 1,782,692 | \$ (2,734) | \$ 1,779,958 |
| Service accounts, including penalties | 1,463,307 | - | - | - | 1,463,307 | - | 1,463,307 |
| Connection/inspection fees | 348,760 | - | - | - | 348,760 | - | 348,760 |
| Interest and other | 23,905 | 3,675 | 5,763 | 5,595 | 38,938 | - | 38,938 |
| TOTAL REVENUES | <u>2,120,736</u> | <u>737,189</u> | <u>770,177</u> | <u>5,595</u> | <u>3,633,697</u> | <u>(2,734)</u> | <u>3,630,963</u> |
| EXPENDITURES / EXPENSES: | | | | | | | |
| Current: | | | | | | | |
| Contracted Master District services | - | 1,567,961 | - | - | 1,567,961 | - | 1,567,961 |
| Garbage expenditures | 219,849 | - | - | - | 219,849 | - | 219,849 |
| Repairs/maintenance | 129,106 | - | - | - | 129,106 | - | 129,106 |
| Operations/management fee | 133,805 | - | - | - | 133,805 | - | 133,805 |
| Inspection/review fees | 56,225 | - | - | - | 56,225 | - | 56,225 |
| Director fees, including payroll taxes | 7,912 | - | - | - | 7,912 | - | 7,912 |
| Legal fees | 57,646 | - | - | - | 57,646 | - | 57,646 |
| Engineering fees | 16,806 | - | - | - | 16,806 | - | 16,806 |
| Audit fees | 13,750 | - | - | - | 13,750 | - | 13,750 |
| Bookkeeping fees | 28,750 | - | - | - | 28,750 | - | 28,750 |
| Financial advisor fees | 369 | 959 | 1,002 | - | 2,330 | - | 2,330 |
| Tax appraisal/collection | 1,617 | 4,207 | 4,393 | - | 10,217 | - | 10,217 |
| Insurance | 5,173 | - | - | - | 5,173 | - | 5,173 |
| Bank fees | 35,087 | - | - | - | 35,087 | - | 35,087 |
| Public notice | 3,844 | - | - | - | 3,844 | - | 3,844 |
| Other | 5,018 | - | - | - | 5,018 | - | 5,018 |
| Debt service: | | | | | | | |
| Principal | - | - | 300,000 | - | 300,000 | (300,000) | - |
| Interest | - | - | 442,631 | - | 442,631 | 82,656 | 525,287 |
| Fiscal agent fees and other | - | - | 2,000 | - | 2,000 | - | 2,000 |
| Bond issuance fees | - | - | 136,750 | 2,236 | 138,986 | (9,400) | 129,586 |
| Depreciation/amortization | - | - | - | - | - | 216,153 | 216,153 |
| TOTAL EXPENDITURES / EXPENSES | <u>714,957</u> | <u>1,573,127</u> | <u>886,776</u> | <u>2,236</u> | <u>3,177,096</u> | <u>(10,591)</u> | <u>3,166,505</u> |
| Excess / (deficiency) of revenues over expenditures/expenses | <u>1,405,779</u> | <u>(835,938)</u> | <u>(116,599)</u> | <u>3,359</u> | <u>456,601</u> | <u>7,857</u> | <u>464,458</u> |
| OTHER FINANCING SOURCES (USES): | | | | | | | |
| Proceeds from bond refunding | - | - | 1,650,000 | - | 1,650,000 | (1,650,000) | - |
| Bond premium | - | - | 69,402 | - | 69,402 | (69,402) | - |
| Payment to escrow agent | - | - | (1,584,278) | - | (1,584,278) | 1,584,278 | - |
| Operating transfer | (835,938) | 835,938 | - | - | - | - | - |
| TOTAL OTHER FINANCING SOURCES (USES) | <u>(835,938)</u> | <u>835,938</u> | <u>135,124</u> | <u>-</u> | <u>135,124</u> | <u>(135,124)</u> | <u>-</u> |
| NET CHANGE IN FUND BALANCES | <u>569,841</u> | <u>-</u> | <u>18,525</u> | <u>3,359</u> | <u>591,725</u> | <u>(591,725)</u> | <u>-</u> |
| CHANGE IN NET POSITION | | | | | | <u>464,458</u> | <u>464,458</u> |
| FUND BALANCES / NET POSITION: | | | | | | | |
| Beginning of the year | <u>2,768,106</u> | <u>-</u> | <u>444,415</u> | <u>613,746</u> | <u>3,826,267</u> | <u>(4,218,784)</u> | <u>(392,517)</u> |
| End of the year | <u>\$ 3,337,947</u> | <u>\$ -</u> | <u>\$ 462,940</u> | <u>\$ 617,105</u> | <u>\$ 4,417,992</u> | <u>\$ (4,346,051)</u> | <u>\$ 71,941</u> |

The accompanying notes are an integral part of this statement.

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**NOTES TO THE
FINANCIAL STATEMENTS**

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Cottonwood Creek Municipal Utility District No. 1 (the "District") relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles ("GAAP") as applied to governmental entities. Generally accepted accounting principles for local governments include those principles prescribed by the *Governmental Accounting Standards Board* ("GASB"), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

Reporting Entity - The District was created effective June 4, 1985, by the Travis County Commissioner's Court as a water control and improvement district and subsequently converted to a municipal utility district by an Order of the Texas Natural Resource Conservation Commission, presently known as the Texas Commission on Environmental Quality (the "Commission") dated August 13, 2001. The District operates under Chapters 49 and 54 of the Texas Water Code pursuant to Article 16, Section 59 of the Texas Constitution. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five-member Board of Directors which has been elected by District residents or appointed by the Board of Directors. The District is not included in any other governmental "reporting entity" as defined by GASB standards, since Board members are elected by the public and have decision-making authority, the power to designate management, the responsibility to significantly influence operations, and primary accountability for fiscal matters. In addition, there are no component units as defined in GASB standards which are included in the District's reporting entity. The Board of Directors held its first meeting on March 22, 1988, and the first bonds were sold August 9, 2006.

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

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

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

- **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.

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

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

2. SIGNIFICANT ACCOUNTING POLICIES (continued) –

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

Basis of Accounting

Government-wide Statements - The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

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

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

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Basis of Accounting (continued)

The District reports deferred revenue on its combined balance sheet. Deferred inflows of resources 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 liability for the deferred inflows of resources is removed from the combined balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - A budget was adopted on October 1, 2019, for the General Fund on a basis consistent with generally accepted accounting principles. The District’s Board of Directors utilizes the budget as a management tool for planning and cost control purposes. The budget was not amended during the current fiscal year.

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

Capital Assets - Capital assets, which include Land and Water, Wastewater and Drainage Systems are reported in the government-wide column in the Statement of Net Position. Public domain (“infrastructure”) capital assets including water, wastewater and drainage systems, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received. Interest incurred during construction of capital facilities is not capitalized.

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

| <u>Asset</u> | <u>Years</u> |
|----------------------------------|---------------------|
| Water/Wastewater/Drainage System | 10 - 50 |

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

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

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

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

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

- *Nonspendable*: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.
- *Restricted*: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.
- *Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.
- *Assigned*: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District does not have any assigned balances.
- *Unassigned*: all other spendable amounts in the General Fund.

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

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 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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

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 | | \$ 4,417,992 |
| Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds- | | |
| Capital assets | \$ 10,639,339 | |
| Less: Accumulated depreciation | <u>(1,011,685)</u> | 9,627,654 |
| Bond insurance premium, net | | 71,911 |
| Deferred charges, net | | 23,656 |
| Revenue is recognized when earned in the government statements, regardless of availability. Governmental funds report deferred inflows of resources for revenues earned but not available | | 20,234 |
| Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds: | | |
| Bonds payable, net | \$(13,810,987) | |
| Due to developer | (241,302) | |
| Accrued interest | <u>(37,217)</u> | <u>(14,089,506)</u> |
| Net Position - Governmental Activities | | <u>\$ 71,941</u> |

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

| | | |
|--|------------------|-------------------|
| Net Change in Fund Balances - Governmental Funds | | \$ 591,725 |
| Amounts reported for governmental activities in the Statement of Activities are different because: | | |
| Governmental funds report: | | |
| Bond principal payments as expenditures | \$ 300,000 | |
| Bond insurance premium in year paid | 9,400 | |
| Interest expenditures in year paid | (82,656) | |
| Tax revenue when collected | (2,734) | |
| Bond sale, net, as other financing source | <u>(135,124)</u> | 88,886 |
| Governmental funds do not report: | | |
| Depreciation/amortization | | <u>(216,153)</u> |
| Change in Net Position - Governmental Activities | | <u>\$ 464,458</u> |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

3. CASH AND INVESTMENTS

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

Cash - At September 30, 2020, the carrying amount of the District's deposits was \$594,267 and the bank balance was \$587,031. The bank balance was covered by federal depository insurance and other pledged collateral.

Investments -

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

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

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

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

3. CASH AND INVESTMENTS (continued) –

At September 30, 2020, the District held the following investments:

| Investment | Fair Value at 9/30/2020 | Governmental Fund | | | | Investment Rating | |
|------------|----------------------------|-------------------|-----------------|----------------|------------------|-------------------|------------------|
| | | General | Special Revenue | Debt Service | Capital Projects | Rating | Rating Agency |
| | | Unrestricted | Restricted (1) | Restricted (2) | Restricted (3) | | |
| Texpool | \$ 3,850,917 | \$ 2,768,878 | \$ 757 | \$ 463,442 | \$ 617,840 | AAAm | Standard & Poors |
| | \$ 3,850,917 | \$ 2,768,878 | \$ 757 | \$ 463,442 | \$ 617,840 | | |

(1) Restricted for Payment of contractual Master District obligations.

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

(3) Restricted for Purchase of Capital Assets.

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

Concentration of credit risk. In accordance with the District's investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2020, the District did not own any investments in individual securities.

Custodial credit risk-deposits. Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The government's investment policy requires that the District's deposits be fully insured by FDIC insurance or collateralized with Obligations of the United States or its agencies and instrumentalities. As of September 30, 2020, the District's bank deposits were covered by FDIC insurance and other pledged collateral.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Travis Central Appraisal District establishes appraised values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Travis County Tax Assessor Collector bills and collects the District's property taxes. The Board of Directors set tax rates for the 2019 tax year (September 30, 2020 fiscal year) on October 1, 2019.

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 2019 tax roll. The tax rate, based on total taxable assessed valuation of \$208,841,820 was \$0.85 on each \$100 valuation and was allocated as follows:

| | <u>Tax Rate</u> |
|----------------------|-------------------------|
| General Fund | \$ 0.1345 |
| Special Revenue Fund | 0.3500 |
| Debt Service Fund | <u>0.3655</u> |
| | <u><u>\$ 0.8500</u></u> |

The maximum allowable maintenance tax of \$1.50 was established by the voters on May 3, 2003.

Property taxes receivable at September 30, 2020, consisted of the following:

| | General Fund | Special Revenue Fund | Debt Service Fund | Total |
|---------------------|-------------------------|-------------------------------------|----------------------------------|------------------|
| Current year levy | \$ 1,682 | \$ 4,376 | \$ 4,570 | \$ 10,628 |
| Prior years' levies | 2,915 | 3,956 | 2,735 | 9,606 |
| | <u>\$ 4,597</u> | <u>\$ 8,332</u> | <u>\$ 7,305</u> | <u>\$ 20,234</u> |

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

5. CONTRACT TAXES

At an election held May 3, 2003, voters authorized a contract tax on all property within the District subject to taxation. During the year ended September 30, 2020, the District levied an ad valorem contract tax at the rate of \$0.35 per \$100 of assessed valuation, which resulted in a tax levy of \$731,427 on taxable valuation of \$208,841,820 for the 2019 tax year (September 30, 2020 fiscal year). This contract tax was used to pay for the District's pro rata share of operations and maintenance expenses and reserve requirements on Master District Facilities as described in Note 9.

6. INTERFUND ACCOUNTS

A summary of interfund accounts at September 30, 2020, is as follows:

| | Interfund | |
|--------------------------------|--------------------|------------------|
| | Receivables | Payables |
| General Fund - | | |
| Special Revenue Fund | \$ 911 | \$ - |
| Debt Service Fund | 826 | - |
| Capital Projects Fund | 39,590 | - |
| Special Revenue Fund - | | |
| General Fund | - | 911 |
| Debt Service Fund | - | 324 |
| Debt Service Fund - | | |
| General Fund | - | 826 |
| Special Revenue Fund | 324 | - |
| Capital Projects Fund - | | |
| General Fund | - | 39,590 |
| | <u>\$ 41,651</u> | <u>\$ 41,651</u> |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

7. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

| | Balance 10/1/2019 | Additions | Deletions | Balance 9/30/2020 |
|--|----------------------|--------------|-----------|----------------------|
| Capital assets not being depreciated: | | | | |
| Land | \$ - | \$ - | \$ - | \$ - |
| Capital assets being depreciated: | | | | |
| Water/Wastewater/Drainage System | 10,639,339 | - | - | 10,639,339 |
| Total capital assets being depreciated | 10,639,339 | - | - | 10,639,339 |
| Less accumulated depreciation for: | | | | |
| Water/Wastewater/Drainage System | (798,898) | (212,787) | - | (1,011,685) |
| Total accumulated depreciation | (798,898) | (212,787) | - | (1,011,685) |
| Total capital assets being depreciated, net of accumulated depreciation | 9,840,441 | (212,787) | - | 9,627,654 |
| Total capital assets, net | \$ 9,840,441 | \$ (212,787) | \$ - | \$ 9,627,654 |

8. BONDED DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2020:

| | Combination Unlimited Tax Bonds |
|--|--|
| Bonds payable at October 1, 2019 | \$ 13,940,000 |
| Bonds issued | 1,650,000 |
| Bonds refunded | (1,560,000) |
| Bonds retired | (300,000) |
| Subtotal | 13,730,000 |
| Plus: Bond Premiums/Discounts, net of amortization | 80,987 |
| Bonds payable at September 30, 2020 | \$ 13,810,987 |

Bonds payable at September 30, 2020, were comprised of the following individual issues:

Unlimited Tax Bonds:

\$2,375,000 - 2016 Unlimited Tax Bonds paid serially through the year 2040 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2023 are redeemable on September 1, 2022 or on any date thereafter. Bonds maturing on September 1, 2034, 2037 and 2040 are term bonds subject to mandatory sinking fund requirements.

\$3,655,000 - 2017 Unlimited Tax Bonds paid serially through the year 2040 at interest rates which range from 2.125% to 4.00%. Bonds maturing on or after September 1, 2025 are redeemable on September 1, 2024 or on any date thereafter. Bonds maturing on September 1, 2032, 2036 and 2040 are term bonds subject to mandatory sinking fund requirements.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

8. BONDED DEBT (continued) -

Unlimited Tax Bonds (continued):

\$2,990,000 - 2018 Unlimited Tax Bonds paid serially through the year 2041 at interest rates which range from 3.00% to 4.00%. Bonds maturing on or after September 1, 2026 are redeemable on September 1, 2025 or on any date thereafter. Bonds maturing on September 1, 2030, 2032, 2034, 2036, 2038 and 2041 are term bonds subject to mandatory sinking fund requirements.

\$2,960,000 - 2019 Unlimited Tax Bonds paid serially through the year 2042 at an interest rate of 3.00%. Bonds maturing on or after September 1, 2028 are redeemable on September 1, 2027 or on any date thereafter. Bonds maturing on September 1, 2031, 2036, 2039 and 2042 are term bonds subject to mandatory sinking fund requirements.

Unlimited Tax Refunding Bonds:

\$100,000 - 2013 Unlimited Tax Refunding Bonds paid serially through the year 2021 at an interest rate of 3.10%.

\$1,650,000 – 2020 Unlimited Tax Bonds paid serially through the year 2033 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2029 are redeemable on September 1, 2027 or on any date thereafter. Bonds maturing on September 1, 2027, 2029, 2031 and 2033 are term bonds subject to mandatory sinking fund requirements.

The annual requirement to amortize all bonded debt at September 30, 2020, including interest, is as follows:

| Year Ended September 30, | Principal | Interest | Total |
|-------------------------------------|----------------------|---------------------|----------------------|
| 2021 | \$ 310,000 | \$ 455,707 | \$ 765,707 |
| 2022 | 430,000 | 436,294 | 866,294 |
| 2023 | 450,000 | 421,031 | 871,031 |
| 2024 | 470,000 | 404,956 | 874,956 |
| 2025 | 490,000 | 388,619 | 878,619 |
| 2026 - 2030 | 2,880,000 | 1,709,927 | 4,589,927 |
| 2031 - 2035 | 3,475,000 | 1,250,940 | 4,725,940 |
| 2036 - 2040 | 4,145,000 | 629,268 | 4,774,268 |
| 2041 - 2042 | 1,080,000 | 55,575 | 1,135,575 |
| | <u>\$ 13,730,000</u> | <u>\$ 5,752,317</u> | <u>\$ 19,482,317</u> |

\$462,940 is available in the Debt Service Fund to service the bonded debt. Bonds authorized but not issued amounted to \$26,020,000 at September 30, 2020.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

8. BONDED DEBT (continued) -

On June 25, 2020, the District issued unlimited tax refunding bonds of \$1,650,000 (par value) with interest rates ranging from 2.00% to 4.00% to currently refund \$1,560,000 of Series 2013 unlimited tax bonds with interest rates of 3.25% to 4.00%. The bonds had maturity dates of September 1, 2022 through September 1, 2033. The first optional redemption date is July 30, 2020. The unlimited tax refunding bonds were issued at par plus a re-offering premium and, after paying issuance costs of \$136,750, the net proceeds were \$1,584,278. The net proceeds were used to purchase U.S. government securities and those securities were deposited in an irrevocable trust with an escrow agent to provide debt service payments until the Series 2013 bonds are paid. The advance refunding met the requirements of an in-substance debt defeasance and the Series 2013 bonds were removed from bonds payable. The reacquisition price exceeded the net carrying amount of the old debt by \$24,278. This amount is netted against the new debt and amortized over the life of the refunded debt which is the same as the life of the new debt issued. The advance refunding resulted in an economic gain of \$68,638.

9. FINANCING AND OPERATION OF REGIONAL FACILITIES

On March 6, 2003, the District entered into an Amended and Restated Contract for Financing and Operation of Regional Waste Collection, Treatment and Disposal Facilities; Regional Water Supply and Delivery Facilities and Regional Drainage, Including Water Quality Facilities (the "Master District Contract"). In addition to the District, parties to the Master District Contract include Travis County Municipal Utility District No. 2 ("Travis County MUD No. 2"), Wilbarger Creek Municipal Utility District No. 1 ("Wilbarger Creek MUD No. 1") and Wilbarger Creek Municipal Utility District No. 2 ("Wilbarger Creek MUD No. 2"), all together known as the "Participant Districts". This Master District Contract amended and restated a prior contract entered into between the Participant Districts that was not submitted to the voters for approval.

General

The District along with the other three Participant Districts were created as conservation and reclamation districts for the purpose of providing water, wastewater and drainage facilities and services to the acreage within their respective boundaries. Pursuant to an election held within the boundaries of each Participant District, the voters in each Participant District approved the Master District Contract, which designates Wilbarger Creek MUD No. 2 as the "Master District" for purposes of coordinating the design, construction, ownership, operation, and maintenance of certain regional water, wastewater, and storm drainage, including water quality, facilities to serve development within the Participants Districts. The Master District Contract also authorizes the Master District to issue contract tax bonds to acquire, purchase, construct and maintain Master District facilities to serve the Participants Districts. The Master District owns and operates the Master District facilities.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued)

Each of the Participant Districts has executed the Master District Contract with the Master District and obtained the approval of the Master District Contract from the voters of each Participant District at elections held separately within the boundaries of each Participant District. The Master District Contract requires all Participant Districts to pay a pro rata share of debt service on the Master District bonds, based upon each Participant District's assessed valuation as a percentage of the total certified assessed valuation in the Master District's service area. Each Participant District is obligated to pay its pro rata share of the annual debt service payments from the proceeds of an annual ad valorem contract tax which is not limited as to rate or amount which includes the charges and costs of paying agents, registrars, and trustees utilized in connection with the Master District bonds, the principal, interest and redemption requirements of the Master District bonds and all amounts required to establish and maintain funds established under any related bond resolution or trust indenture. Each Participant District's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a contract tax or other available means of payment is the sole responsibility of each Participant District for the purpose of paying its pro rata share of debt service on the Master District's bonds. The Master District Contract also provides for operation and maintenance costs for facilities constructed or acquired pursuant to the Contract; duties of the parties; establishment and maintenance of funds; assignment; arbitration; amendments; force majeure; insurance; and other provisions.

Master District Service Area

The Chart below more completely describes the Participant Districts including each Participant District's acreage and projected ultimate living unit equivalents ("LUEs") based on current land use plans.

| Participant | Acreage ^(a) | Existing LUEs ^(b) | Projected Ultimate LUEs ^(c) |
|---------------------------|------------------------|------------------------------|--|
| Travis County MUD No. 2 | 404.11 | 1,111 | 1,247 |
| The District | 417.70 | 1,223 | 2,216 |
| Wilbarger Creek MUD No. 1 | 300.42 | 626 | 1,555 |
| Wilbarger Creek MUD No. 2 | <u>392.10</u> | <u>-</u> | <u>1,449</u> |
| Sub-Total | 1,514.33 | 2,960 | 6,467 |
| Park & Irrigation | <u> </u> | <u>-</u> | <u>100</u> |
| Total | <u>1,514.33</u> | <u>2,960</u> | <u>6,567</u> |

(a) Gross acreage includes all easements, rights-of-way and any other undevelopable acreage.

(b) As of September 30, 2020.

(c) Provided by the Developers and represents the existing land use plan. The District makes no representation that property within the Master District or within the Participant Districts will develop as shown above.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) -

The Participant Districts and Metro H2O, Ltd., now known as Metro Water Systems, Inc. ("Metro") originally entered into (i) an "Amended and Restated Regional Sewage Disposal Capacity and Services Agreement for a Portion of Northeastern Travis County, Texas" (the "Wastewater Treatment Contract") whereby Metro agreed to construct certain wastewater treatment facilities sufficient to serve up to 6,010 LUEs of wastewater from the Participant Districts; and (ii) an "Amended and Restated Regional Water Capacity and Supply Agreement for a Portion of Northeastern Travis County, Texas" (as amended, the "Water Supply Contract") whereby Metro agreed to provide up to 6,010 LUEs of potable water supply capacity to the Participant Districts. Pursuant to an "Assignment and Assumption of Rights and Obligations under Regional Water and Sewer Contracts; Operations Agreement; and Capacity Reservation Agreement" dated effective October 1, 2005 (the "Capacity Assignment"), the Participant Districts assigned all of their rights and obligations with respect to wastewater treatment capacity under the Wastewater Treatment Contract and water supply capacity under the Water Supply Contract to the Master District, which, in turn, reserved wastewater treatment capacity and water supply capacity in favor of the Participants at full build-out in the amounts set forth in the Wastewater Treatment Contract and will allocate such capacity on an interim basis fairly and equitably among the Participant Districts.

Under the Wastewater Treatment Contract, Metro completed construction of a 500,000 gallons per day ("gpd") wastewater treatment plant and lift station (the "Wastewater Treatment Plant"). The Master District subsequently negotiated to purchase the Wastewater Treatment Plant from Metro pursuant to an Asset Purchase Agreement dated November 20, 2008. The closing of such transaction occurred on December 31, 2008, at which time Metro transferred ownership of the Wastewater Treatment Plant and its interest in the Wastewater Treatment Contract to the Master District. The Master District intends to finance future expansions of the Wastewater Treatment Plant through the issuance of bonds. Therefore, no further LUE Fees will be charged for wastewater treatment capacity under the Wastewater Treatment Contract.

Under the Water Supply Contract, as affected by the Capacity Assignment, the Master District was originally contractually obligated to purchase water capacity from Metro at the time of each connection and on a quarterly basis through the payment of water LUE fees. However, pursuant to a "First Amendment Amended and Restated Regional Water Capacity and Supply Agreement for a Portion of Northeastern Travis County, Texas" dated August 9, 2011 (the "Water Supply Contract Amendment"), in consideration of the payment of \$250,000 to Metro, the obligation to make water LUE fee payments to Metro terminated until the number of LUEs actually connected to the water system serving the Master District's service area exceeded 2,610, at which point water LUE fees are required to be paid on a connection by connection basis. According to the Master District's utility operator, the Master District's service area exceeded 2,610 LUEs in early 2019, thus triggering the obligation to pay water LUE fees on a connection by connection basis.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) -

The currently estimated 6,567 LUEs projected to be developed within the Participant Districts are in excess of the 6,010 LUEs currently reserved for the Participant Districts under the Water Supply Contract and the Wastewater Treatment Contract. The Participant Districts expect to commence negotiations with the Master District, with respect to the Wastewater Treatment Contract, and with Metro, with respect to the Water Supply Contract, regarding amending these contracts to increase the existing LUE capacities.

The Master District facilities constructed or acquired to date have been acquired or constructed with funds provided by the Developers and proceeds of the Master District's Series 2006 and Series 2008 Bonds, which have since been refunded, and Series 2017 and Series 2018 Bonds. Future water LUE Fee payments required under the Water Supply Contract, as amended, are to be paid on a connection by connection basis.

The chart below further describes the Participant Districts and their respective pro rata shares of the Master District Bonds based upon their certified 2020 Assessed Valuation.

| Participant | Assessed Valuation ^(a) | of Master District Debt | of Average Annual Debt of \$1,743,253 ^(b) |
|---------------------------|--------------------------------------|----------------------------|---|
| Travis County MUD No. 2 | \$ 259,266,393 | 41.2% | \$ 718,352 |
| The District | 246,024,416 | 39.1% | 681,662 |
| Wilbarger Creek MUD No. 2 | 7,509,943 | 1.2% | 20,808 |
| Wilbarger Creek MUD No. 1 | 116,371,030 | 18.5% | 322,430 |
| | <u>\$ 629,171,782</u> | <u>100%</u> | <u>\$ 1,743,253</u> |

(a) Assessed valuations as of January 1, 2020 as certified by the Appraisal District.

(b) Preliminary; subject to change.

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

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) –

Each Participant District is further obligated to pay monthly charges to the Master District for water and sewer services rendered pursuant to the Master District Contract (“Monthly Charges”). The Monthly Charges to be paid by each Participant District to the Master District will be used to pay each Participant District’s share of operation and maintenance costs and to provide for an operation and maintenance reserve equal to three months of operation and maintenance costs or such other amount as determined by the Master District’s financial advisor. For fiscal year 2020, the Master District’s financial advisor recommended maintenance of a three-month operation and maintenance reserve set aside in a separate fund by the Master District, as well as maintenance of funds equal to approximately two months budgeted expenses in the Master District’s general fund. Each Participant District’s share of operation and maintenance costs and reserve requirements is calculated by the Master District based upon the following categories of costs: (i) direct costs, including LUE fee payments and other costs directly incurred by the Participant District; (ii) volume-related costs, including actual usage fees related to water supply and wastewater collection and treatment; and (iii) all other costs, including administrative costs.

Pursuant to the Master District Contract, each Participant District is obligated to establish and maintain rates, fees and charges for services provided by each Participant District’s water distribution system and wastewater collection system, which, together with taxes levied and funds received from any other lawful sources, are sufficient at all times to pay its operation and maintenance costs, and its obligations pursuant to the Master District Contract, including its pro rata share of the Master District’s debt service requirements and Monthly Charges. All sums payable by each Participant District to the Master District pursuant to the Master District Contract are to be paid without set off, counterclaim, abatement, suspension or diminution. If any Participant District fails to pay its share of these costs in a timely manner, the Master District Contract provides that the Master District may withhold, in whole or in part, any reservation or allocation of capacity in the Master District’s facilities to such Participant District in addition to the Master District’s other remedies pursuant to the Master District Contract. Under certain conditions the Master District may, with the consent of all Participant Districts, extend the Master District service area and provide services to other parties who will become Participant Districts and agree to assume their pro rata share of the bonded indebtedness of the Master District facilities in the same manner as the existing Participant Districts. In addition, the Master District may, with the consent of all Participant Districts, provide services to others as long as the provision of such services does not impair the right of a Participant District to receive service from the Master District.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) –

Transaction Summary – Master District Operations & Maintenance

Transactions for the year ended September 30, 2020, are summarized as follows:

| | Receivable/ (Payable) Balance, 10/1/2019 | Current Fiscal Year | | Receivable/ (Payable) Balance, 9/30/2020 |
|---------------------------|---|---------------------|-----------------------|---|
| | | Billings | Payments | |
| Travis County MUD No. 2 | \$ 190,739 | \$ 1,068,750 | \$ (1,163,565) | \$ 95,924 |
| The District | 126,968 | 835,938 | (930,191) | 32,715 |
| Wilbarger Creek MUD No. 1 | 283,591 | 595,011 | (785,903) | 92,699 |
| Wilbarger Creek MUD No. 2 | (125,737) | (38,531) | 1,124 | (163,144) |
| | <u>\$ 475,561</u> | <u>\$ 2,461,168</u> | <u>\$ (2,878,535)</u> | <u>\$ 58,194</u> |

Transaction Summary – Master District Debt Service

Transactions for the year ended September 30, 2020, are summarized as follows:

| | Receivable/ (Payable) Balance, 10/1/2019 | Current Fiscal Year | | Receivable/ (Payable) Balance, 9/30/2020 |
|---------------------------|---|---------------------|-----------------------|---|
| | | Billings | Payments | |
| Travis County MUD No. 2 | \$ (7,617) | \$ 814,630 | \$ (803,823) | \$ 3,190 |
| The District | 2 | 732,023 | (732,503) | (478) |
| Wilbarger Creek MUD No. 1 | (3,081) | 212,291 | (206,173) | 3,037 |
| Wilbarger Creek MUD No. 2 | 20 | 25,570 | (28,490) | (2,900) |
| | <u>\$ (10,676)</u> | <u>\$ 1,784,514</u> | <u>\$ (1,770,989)</u> | <u>\$ 2,849</u> |

10. 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 3, 2003, at a bond election held within the District, the District's voters authorized the issuance of \$41,060,000 of bonds to fund costs of proposed works, improvements, facilities, plants, equipment, appliances and non-construction costs based upon the District's engineer's report. On February 7, 2004, the District's voters authorized a total of \$5,250,000 in bonds for park and recreational facilities. As of September 30, 2020, the District has issued \$15,040,000 of Unlimited Tax Bonds to reimburse developers.

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2020**

11. 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 (the “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.

12. DEFICIT IN NET INVESTMENT IN CAPITAL ASSETS

Net investment in capital assets had a deficit balance of \$3,542,572 at September 30, 2020. This is primarily attributable to capitalized interest, bond proceeds transferred to the General Fund, developer advances and depreciation/amortization expense associated with the District’s bond issues.

13. SUBSEQUENT EVENT – BOND SALE

On December 1, 2020, the District issued \$5,600,000 of unlimited tax bonds to reimburse the developer for infrastructure and developer interest. The bonds have interest rates which range from 2.00% to 4.00% and maturity dates through September 1, 2043.

14. ECONOMIC UNCERTAINTIES

On March 11, 2020, the World Health Organization declared the COVID-19 virus a global pandemic. As a result, economic uncertainties have arisen which could have an impact on the operations of the District. The District is carefully monitoring the situation and evaluating its options during this time. No adjustments have been made to these financial statements as a result of this uncertainty, as the potential financial impact of this pandemic is unknown at this time.

REQUIRED SUPPLEMENTARY INFORMATION

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
SEPTEMBER 30, 2020**

| | <u>Actual</u> | <u>Original Budget</u> | <u>Variance Positive (Negative)</u> |
|--|---------------------|----------------------------|---|
| REVENUES: | | | |
| Property taxes, including penalties | \$ 284,764 | \$ 272,758 | \$ 12,006 |
| Service accounts | 1,463,307 | 1,299,224 | 164,083 |
| Connection/inspection fees | 348,760 | 175,950 | 172,810 |
| Interest | 23,905 | 48,000 | (24,095) |
| TOTAL REVENUES | <u>2,120,736</u> | <u>1,795,932</u> | <u>324,804</u> |
| EXPENDITURES: | | | |
| Current: | | | |
| Garbage expenditures | 219,849 | 225,855 | 6,006 |
| Repairs/maintenance | 129,106 | 137,980 | 8,874 |
| Operations/management fee | 133,805 | 127,475 | (6,330) |
| Inspection/review fees | 56,225 | 51,000 | (5,225) |
| Director fees, including payroll taxes | 7,912 | 6,783 | (1,129) |
| Legal fees | 57,646 | 45,000 | (12,646) |
| Engineering fees | 16,806 | 16,800 | (6) |
| Audit fees | 13,750 | 13,500 | (250) |
| Bookkeeping fees | 28,750 | 28,400 | (350) |
| Financial advisor fees | 369 | 800 | 431 |
| Tax appraisal/collection | 1,617 | 3,000 | 1,383 |
| Insurance | 5,173 | 5,600 | 427 |
| Other consulting fees | - | 7,000 | 7,000 |
| Bank fees | 35,087 | 30,000 | (5,087) |
| Public notice | 3,844 | 1,000 | (2,844) |
| Other | 5,018 | 8,350 | 3,332 |
| TOTAL EXPENDITURES | <u>714,957</u> | <u>708,543</u> | <u>(6,414)</u> |
| Excess / (deficiency) of revenues over expenditures | <u>1,405,779</u> | <u>1,087,389</u> | <u>318,390</u> |
| OTHER FINANCING SOURCES (USES): | | | |
| Operating transfer | <u>(835,938)</u> | <u>(956,458)</u> | <u>120,520</u> |
| TOTAL OTHER FINANCING SOURCES (USES) | <u>(835,938)</u> | <u>(956,458)</u> | <u>120,520</u> |
| NET CHANGE IN FUND BALANCE | 569,841 | <u>\$ 130,931</u> | <u>\$ 438,910</u> |
| Beginning of the year | <u>2,768,106</u> | | |
| End of the year | <u>\$ 3,337,947</u> | | |

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TEXAS SUPPLEMENTARY INFORMATION

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**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2020**

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 type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input type="checkbox"/> Other (specify): _____ | | |

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

| | Minimum Charge | Minimum Usage | Flat Rate Y/N | Rate per 1000 Gallons | Usage Levels |
|-------------|-------------------|------------------|------------------|--------------------------|---------------------|
| WATER: | \$ 41.00 | N/A | N | \$ 6.45 | 0 to 15,000 gallons |
| | | | | \$ 8.00 | Over 15,001 |
| WASTEWATER: | \$ - | N/A | N | \$ 7.50 | per 1,000 gallons |
| SURCHARGE: | \$ - | - | - | \$ - | |

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

Total charges per 10,000 gallons usage: Water \$ 105.50 Wastewater \$ 75.00

b. Water and Wastewater Retail Connections:

| Meter Size | Total Connections | Active Connections | ESFC Factor | Active ESFC's |
|------------------|----------------------|-----------------------|----------------|------------------|
| Unmetered | - | - | 1.0 | - |
| < 3/4" | 1,079 | 1,079 | 1.0 | 1,079 |
| 1" | - | - | 2.5 | - |
| 1 1/2" | 3 | 2 | 5.0 | 10 |
| 2" | 5 | 3 | 8.0 | 24 |
| 3" | 1 | 1 | 15.0 | 15 |
| 4" | - | - | 25.0 | - |
| 6" | - | - | 50.0 | - |
| 8" | - | - | 80.0 | - |
| 10" | - | - | 115.0 | - |
| Total Water | 1,088 | 1,085 | | 1,128 |
| Total Wastewater | 1,080 | 1,080 | 1.0 | 1,080 |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2020**

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

Gallons pumped into system: _____⁽¹⁾

Gallons billed to customers: _____ 60,906,000

Water Accountability Ratio

(Gallons billed / Gallons Pumped)
(1)

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

Does the District assess standby fees? Yes ☐ No ☒

If yes, Date of the most recent Commission Order: _____

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

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: _____ Travis

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

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

City(ies) in which district is located: _____ N/A

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ's in which district is located: _____ City of Manor

Are Board members appointed by an office outside the district?

Yes ☐ No ☒

If Yes, by whom? _____

⁽¹⁾ District services provided by Wilbarger Creek M.U.D. No. 2 (Master District).

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2020**

| | |
|---|-------------------|
| Personnel Expenditures (including benefits) | \$ - |
| Professional Fees: | |
| Auditing | 13,750 |
| Legal | 57,646 |
| Engineering | 16,806 |
| Financial Advisor | 369 |
| Purchased Services For Resale- | |
| Bulk Water and Wastewater Purchases | - |
| Contracted Services: | |
| Bookkeeping | 28,750 |
| General Manager | 133,805 |
| Appraisal District | 1,217 |
| Tax Collector | 400 |
| Other Contracted Services | 56,225 |
| Utilities | - |
| Repairs and Maintenance | 129,106 |
| Administrative Expenditures: | |
| Directors' Fees | 7,912 |
| Office Supplies | - |
| Insurance | 5,173 |
| Other Administrative Expenditures | 43,949 |
| Capital Outlay: | |
| Capitalized Assets | - |
| Expenditures not Capitalized | - |
| Tap Connection Expenditures | - |
| Solid Waste Disposal | 219,849 |
| Fire Fighting | - |
| Parks and Recreation | - |
| Other Expenditures | - |
| TOTAL EXPENDITURES | \$ 714,957 |

Number of persons employed by the District:

☐ Full-Time

☐ Part-Time

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2020**

| Funds | Identification or Certificate Number | Interest Rate | Maturity Date | Balance at End of Year | Accrued Interest Receivable at End of Year |
|-------------------------------|---|--------------------------|--------------------------|---------------------------------------|---|
| General Fund: | | | | | |
| State Investment Pool | XXX0001 | Varies | N/A | \$ 2,768,878 | \$ - |
| Total | | | | 2,768,878 | - |
| Special Revenue Fund: | | | | | |
| State Investment Pool | XXX0002 | Varies | N/A | 757 | - |
| Total | | | | 757 | - |
| Debt Service Fund: | | | | | |
| State Investment Pool | XXX0003 | Varies | N/A | 392,250 | - |
| State Investment Pool | XXX0008 | Varies | N/A | 21,221 | - |
| State Investment Pool | XXX0010 | Varies | N/A | 49,971 | - |
| Total | | | | 463,442 | - |
| Capital Projects Fund: | | | | | |
| State Investment Pool | XXX0005 | Varies | N/A | 54,461 | - |
| State Investment Pool | XXX0006 | Varies | N/A | 222,889 | - |
| State Investment Pool | XXX0009 | Varies | N/A | 149,236 | - |
| State Investment Pool | XXX0011 | Varies | N/A | 191,254 | - |
| Total | | | | 617,840 | - |
| Total - All Funds | | | | \$ 3,850,917 | \$ - |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2020**

| | Maintenance Taxes | Contract Taxes | Debt Service Taxes |
|---|----------------------|-------------------|-----------------------|
| Taxes Receivable, Beginning of Year: | \$ 7,225 | \$ 9,095 | \$ 6,648 |
| 2019 Original Tax Levy, net of adjustments | 281,077 | 731,427 | 763,819 |
| Total to be accounted for | 288,302 | 740,522 | 770,467 |
| Tax collections: | | | |
| Prior years | 4,310 | 5,139 | 3,913 |
| Current year | 279,395 | 727,051 | 759,249 |
| Total collections | 283,705 | 732,190 | 763,162 |
| Taxes Receivable, End of Year | <u>\$ 4,597</u> | <u>\$ 8,332</u> | <u>\$ 7,305</u> |
| Taxes Receivable, By Years: | | | |
| 2018 and before | \$ 2,915 | \$ 3,956 | \$ 2,735 |
| 2019 | 1,682 | 4,376 | 4,570 |
| Taxes Receivable, End of Year | <u>\$ 4,597</u> | <u>\$ 8,332</u> | <u>\$ 7,305</u> |

| | 2019 (a) | 2018 (a) | 2017 (a) | 2016 (a) |
|---|-----------------------------|-----------------------|-----------------------|----------------------|
| Property Valuations: | | | | |
| Land and improvements | \$ 208,841,820 | \$ 169,351,477 | \$ 118,012,416 | \$ 84,853,002 |
| Total Property Valuations | <u>\$ 208,841,820</u> | <u>\$ 169,351,477</u> | <u>\$ 118,012,416</u> | <u>\$ 84,853,002</u> |
| Tax Rates per \$100 Valuation: | | | | |
| Contract tax rates | \$ 0.3500 | \$ 0.3500 | \$ 0.3500 | \$ 0.3500 |
| Debt Service tax rates | 0.3655 | 0.2698 | 0.1788 | 0.2425 |
| Maintenance tax rates | 0.1345 | 0.2302 | 0.3212 | 0.3245 |
| Total Tax Rates per \$100 Valuation | <u>\$ 0.8500</u> | <u>\$ 0.8500</u> | <u>\$ 0.8500</u> | <u>\$ 0.9170</u> |
| Original Tax Levy | <u>\$ 1,775,155</u> | <u>\$ 1,439,488</u> | <u>\$ 1,003,106</u> | <u>\$ 778,102</u> |
| Percent of Taxes Collected to Taxes Levied ** | <u>99.4%</u> | <u>99.8%</u> | <u>99.8%</u> | <u>99.8%</u> |
| Maximum Maintenance Tax Rate Approved by Voters: | <u>\$ 1.50 on 5/3/2003.</u> | | | |

**Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

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**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2020**

| Fiscal Year Ending | Unlimited Tax Refunding Bonds Series 2013 | | | Unlimited Tax Bonds Series 2016 | | | Unlimited Tax Bonds Series 2017 | | | Unlimited Tax Bonds Series 2018 | | |
|--------------------------|--|-----------------|-------------------|------------------------------------|---------------------|---------------------|------------------------------------|---------------------|---------------------|------------------------------------|---------------------|---------------------|
| | Principal Due | Interest Due | Total | Principal Due | Interest Due | Total | Principal Due | Interest Due | Total | Principal Due | Interest Due | Total |
| | 9/01 | 3/01, 9/01 | | 9/01 | 3/01, 9/01 | | 9/01 | 3/01, 9/01 | | 9/01 | 3/01, 9/01 | |
| 2021 | \$ 100,000 | \$ 3,100 | \$ 103,100 | \$ 25,000 | \$ 87,838 | \$ 112,838 | \$ 140,000 | \$ 115,281 | \$ 255,281 | \$ 5,000 | \$ 103,481 | \$ 108,481 |
| 2022 | - | - | - | 25,000 | 87,338 | 112,338 | 145,000 | 109,681 | 254,681 | 100,000 | 103,331 | 203,331 |
| 2023 | - | - | - | 25,000 | 86,775 | 111,775 | 155,000 | 103,881 | 258,881 | 105,000 | 100,331 | 205,331 |
| 2024 | - | - | - | 25,000 | 86,150 | 111,150 | 160,000 | 97,681 | 257,681 | 110,000 | 97,181 | 207,181 |
| 2025 | - | - | - | 25,000 | 85,463 | 110,463 | 165,000 | 92,881 | 257,881 | 115,000 | 92,781 | 207,781 |
| 2026 | - | - | - | 25,000 | 84,738 | 109,738 | 170,000 | 89,375 | 259,375 | 120,000 | 88,181 | 208,181 |
| 2027 | - | - | - | 25,000 | 83,988 | 108,988 | 175,000 | 85,550 | 260,550 | 120,000 | 84,581 | 204,581 |
| 2028 | - | - | - | 50,000 | 83,188 | 133,188 | 160,000 | 81,175 | 241,175 | 125,000 | 80,981 | 205,981 |
| 2029 | - | - | - | 50,000 | 81,563 | 131,563 | 170,000 | 76,775 | 246,775 | 130,000 | 77,231 | 207,231 |
| 2030 | - | - | - | 50,000 | 79,875 | 129,875 | 170,000 | 72,100 | 242,100 | 135,000 | 73,006 | 208,006 |
| 2031 | - | - | - | 50,000 | 78,188 | 128,188 | 180,000 | 67,000 | 247,000 | 145,000 | 68,619 | 213,619 |
| 2032 | - | - | - | 50,000 | 76,388 | 126,388 | 190,000 | 61,600 | 251,600 | 150,000 | 63,906 | 213,906 |
| 2033 | - | - | - | 50,000 | 74,588 | 124,588 | 200,000 | 55,900 | 255,900 | 155,000 | 59,031 | 214,031 |
| 2034 | - | - | - | 225,000 | 72,788 | 297,788 | 205,000 | 49,650 | 254,650 | 160,000 | 53,606 | 213,606 |
| 2035 | - | - | - | 250,000 | 64,688 | 314,688 | 195,000 | 43,244 | 238,244 | 165,000 | 48,006 | 213,006 |
| 2036 | - | - | - | 275,000 | 55,625 | 330,625 | 185,000 | 36,906 | 221,906 | 175,000 | 42,231 | 217,231 |
| 2037 | - | - | - | 275,000 | 45,313 | 320,313 | 205,000 | 30,894 | 235,894 | 180,000 | 36,106 | 216,106 |
| 2038 | - | - | - | 275,000 | 35,000 | 310,000 | 225,000 | 23,975 | 248,975 | 185,000 | 29,581 | 214,581 |
| 2039 | - | - | - | 300,000 | 24,000 | 324,000 | 220,000 | 16,100 | 236,100 | 195,000 | 22,875 | 217,875 |
| 2040 | - | - | - | 300,000 | 12,000 | 312,000 | 240,000 | 8,400 | 248,400 | 205,000 | 15,562 | 220,562 |
| 2041 | - | - | - | - | - | - | - | - | - | 210,000 | 7,875 | 217,875 |
| 2042 | - | - | - | - | - | - | - | - | - | - | - | - |
| | <u>\$ 100,000</u> | <u>\$ 3,100</u> | <u>\$ 103,100</u> | <u>\$ 2,375,000</u> | <u>\$ 1,385,494</u> | <u>\$ 3,760,494</u> | <u>\$ 3,655,000</u> | <u>\$ 1,318,049</u> | <u>\$ 4,973,049</u> | <u>\$ 2,990,000</u> | <u>\$ 1,348,483</u> | <u>\$ 4,338,483</u> |

| Unlimited Tax Bonds Series 2019 | | | | Unlimited Tax Refunding Bonds Series 2020 | | | Annual Requirements for All Series | | |
|------------------------------------|--------------------------|-------------------------------|---------------------|--|-------------------------------|---------------------|------------------------------------|---------------------|----------------------|
| Fiscal Year Ending | Principal Due 9/01 | Interest Due 3/01, 9/01 | Total | Principal Due 9/01 | Interest Due 3/01, 9/01 | Total | Principal Due | Interest Due | Total |
| 2021 | \$ 40,000 | \$ 88,800 | \$ 128,800 | \$ - | \$ 57,207 | \$ 57,207 | \$ 310,000 | \$ 455,707 | \$ 765,707 |
| 2022 | 50,000 | 87,600 | 137,600 | 110,000 | 48,344 | 158,344 | 430,000 | 436,294 | 866,294 |
| 2023 | 50,000 | 86,100 | 136,100 | 115,000 | 43,944 | 158,944 | 450,000 | 421,031 | 871,031 |
| 2024 | 55,000 | 84,600 | 139,600 | 120,000 | 39,344 | 159,344 | 470,000 | 404,956 | 874,956 |
| 2025 | 60,000 | 82,950 | 142,950 | 125,000 | 34,544 | 159,544 | 490,000 | 388,619 | 878,619 |
| 2026 | 65,000 | 81,150 | 146,150 | 130,000 | 29,544 | 159,544 | 510,000 | 372,988 | 882,988 |
| 2027 | 70,000 | 79,200 | 149,200 | 140,000 | 25,644 | 165,644 | 530,000 | 358,963 | 888,963 |
| 2028 | 120,000 | 77,100 | 197,100 | 140,000 | 21,444 | 161,444 | 595,000 | 343,888 | 938,888 |
| 2029 | 120,000 | 73,500 | 193,500 | 145,000 | 17,244 | 162,244 | 615,000 | 326,313 | 941,313 |
| 2030 | 120,000 | 69,900 | 189,900 | 155,000 | 12,894 | 167,894 | 630,000 | 307,775 | 937,775 |
| 2031 | 125,000 | 66,300 | 191,300 | 155,000 | 9,794 | 164,794 | 655,000 | 289,901 | 944,901 |
| 2032 | 125,000 | 62,550 | 187,550 | 155,000 | 6,694 | 161,694 | 670,000 | 271,138 | 941,138 |
| 2033 | 125,000 | 58,800 | 183,800 | 160,000 | 3,400 | 163,400 | 690,000 | 251,719 | 941,719 |
| 2034 | 130,000 | 55,050 | 185,050 | - | - | - | 720,000 | 231,094 | 951,094 |
| 2035 | 130,000 | 51,150 | 181,150 | - | - | - | 740,000 | 207,088 | 947,088 |
| 2036 | 135,000 | 47,250 | 182,250 | - | - | - | 770,000 | 182,012 | 952,012 |
| 2037 | 140,000 | 43,200 | 183,200 | - | - | - | 800,000 | 155,513 | 955,513 |
| 2038 | 140,000 | 39,000 | 179,000 | - | - | - | 825,000 | 127,556 | 952,556 |
| 2039 | 145,000 | 34,800 | 179,800 | - | - | - | 860,000 | 97,775 | 957,775 |
| 2040 | 145,000 | 30,450 | 175,450 | - | - | - | 890,000 | 66,412 | 956,412 |
| 2041 | 150,000 | 26,100 | 176,100 | - | - | - | 360,000 | 33,975 | 393,975 |
| 2042 | 720,000 | 21,600 | 741,600 | - | - | - | 720,000 | 21,600 | 741,600 |
| | <u>\$ 2,960,000</u> | <u>\$ 1,347,150</u> | <u>\$ 4,307,150</u> | <u>\$ 1,650,000</u> | <u>\$ 350,041</u> | <u>\$ 2,000,041</u> | <u>\$ 13,730,000</u> | <u>\$ 5,752,317</u> | <u>\$ 19,482,317</u> |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2020**

| | Bond Issue | | | | | | Total |
|---|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|----------------------|
| | Series 2013 | Series 2016 | Series 2017 | Series 2018 | Series 2019 | Series 2020 | |
| Interest Rate | 3.10% | 2.0% - 4.00% | 2.125% - 4.00% | 3.0% - 4.00% | 3.00% | 2.0% - 4.0% | |
| 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 | |
| Maturity Dates | 9/1/2033 | 9/1/2040 | 9/1/2040 | 9/1/2041 | 9/1/2042 | 9/1/2033 | |
| Bonds Outstanding at Beginning of Current Fiscal Year | \$ 1,755,000 | \$ 2,400,000 | \$ 3,790,000 | \$ 2,995,000 | \$ 3,000,000 | \$ - | \$ 13,940,000 |
| Bonds Sold During the Current Fiscal Year | - | - | - | - | - | 1,650,000 | 1,650,000 |
| Refunded During the Current Fiscal Year | (1,560,000) | - | - | - | - | - | (1,560,000) |
| Retirements During the Current Fiscal Year- Principal | (95,000) | (25,000) | (135,000) | (5,000) | (40,000) | - | (300,000) |
| Bonds Outstanding at End of Current Fiscal Year | <u>\$ 100,000</u> | <u>\$ 2,375,000</u> | <u>\$ 3,655,000</u> | <u>\$ 2,990,000</u> | <u>\$ 2,960,000</u> | <u>\$ 1,650,000</u> | <u>\$ 13,730,000</u> |
| Interest Paid During the Current Fiscal Year | <u>\$ 35,480</u> | <u>\$ 88,337</u> | <u>\$ 120,682</u> | <u>\$ 103,632</u> | <u>\$ 94,500</u> | <u>\$ -</u> | <u>\$ 442,631</u> |
| Paying Agent's Name & Address: | <u>UMB Bank</u> <u>Austin, TX</u> | <u>UMB Bank</u> <u>Austin, TX</u> | <u>UMB Bank</u> <u>Austin, TX</u> | <u>UMB Bank</u> <u>Austin, TX</u> | <u>UMB Bank</u> <u>Austin, TX</u> | <u>UMB Bank</u> <u>Austin, TX</u> | |
| Bond Authority: | <u>Tax Bonds*</u> | <u>Park & Recreation</u> | <u>Refunding Bonds</u> | | | | |
| Amount Authorized by Voters | \$ 41,060,000 | \$ 5,250,000 | \$ 61,590,000 | | | | |
| Amount Issued | <u>15,040,000</u> | <u>-</u> | <u>328,866</u> | | | | |
| Remaining To Be Issued | <u>\$ 26,020,000</u> | <u>\$ 5,250,000</u> | <u>\$ 61,261,134</u> | | | | |
| * 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, 2020: | <u>\$ 463,442</u> | | | | | | |
| Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt: | <u>\$ 885,560</u> | | | | | | |

COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2020

| | Amounts | | | | | Percent of | | | | |
|--|-------------------|-------------------|-------------------|--------------------|-------------------|---------------------|---------------|---------------|----------------|---------------|
| | 2020 | 2019 | 2018 | 2017 | 2016 | Fund Total Revenues | | | | |
| GENERAL FUND REVENUES: | | | | | | | | | | |
| Property taxes, including penalties | \$ 284,764 | \$ 388,987 | \$ 379,114 | \$ 275,661 | \$ 244,824 | 13.5% | 21.2% | 23.1% | 19.3% | 19.4% |
| Service revenues | 1,463,307 | 1,154,752 | 971,212 | 842,381 | 682,722 | 69.0% | 63.0% | 59.1% | 59.0% | 53.8% |
| Tap connection / inspection fees | 348,760 | 239,994 | 268,437 | 300,436 | 275,548 | 16.4% | 13.1% | 16.3% | 21.0% | 21.7% |
| Interest and other | 23,905 | 49,020 | 24,941 | 10,292 | 4,954 | 1.1% | 2.7% | 1.5% | 0.7% | 0.4% |
| Developer advance | - | - | - | - | 60,671 | - | - | - | - | 4.7% |
| TOTAL GENERAL FUND REVENUES & OTHER FINANCING SOURCES | 2,120,736 | 1,832,753 | 1,643,704 | 1,428,770 | 1,268,719 | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| GENERAL FUND EXPENDITURES: | | | | | | | | | | |
| Current: | | | | | | | | | | |
| Garbage expenditures | 219,849 | 174,958 | 142,308 | 107,604 | 81,614 | 10.4% | 9.5% | 8.7% | 7.5% | 6.4% |
| Repairs/maintenance | 129,106 | 86,781 | 73,933 | 98,378 | 62,275 | 6.1% | 4.7% | 4.5% | 6.9% | 4.9% |
| Operations/management fee | 133,805 | 116,718 | 100,214 | 81,103 | 66,012 | 6.3% | 6.4% | 6.1% | 5.7% | 5.2% |
| Inspection/review fees | 56,225 | 58,938 | 63,306 | 66,795 | 68,635 | 2.7% | 3.2% | 3.9% | 4.7% | 5.4% |
| Director fees, including payroll taxes | 7,912 | 5,975 | 5,652 | 6,298 | 6,298 | 0.4% | 0.3% | 0.3% | 0.4% | 0.5% |
| Legal fees | 57,646 | 56,424 | 45,570 | 43,167 | 39,833 | 2.7% | 3.1% | 2.8% | 3.0% | 3.1% |
| Engineering fees | 16,806 | 16,926 | 16,646 | 14,068 | 11,906 | 0.8% | 0.9% | 1.0% | 1.0% | 0.9% |
| Audit fees | 13,750 | 13,150 | 12,850 | 12,500 | 12,000 | 0.6% | 0.7% | 0.8% | 1.0% | 0.9% |
| Bookkeeping fees | 28,750 | 26,350 | 26,000 | 25,650 | 26,000 | 1.4% | 1.4% | 1.6% | 1.8% | 2.0% |
| Financial advisor fees | 369 | 585 | 691 | 648 | 783 | - | - | 0.0% | 0.0% | 0.1% |
| Tax appraisal/collection | 1,617 | 2,202 | 2,354 | 1,729 | 1,600 | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% |
| Insurance | 5,173 | 5,204 | 5,200 | 4,148 | 4,480 | 0.2% | 0.3% | 0.3% | 0.3% | 0.4% |
| Other consulting fees | - | 10,759 | - | - | 1,350 | - | 0.6% | - | - | 0.1% |
| Bank fees | 35,087 | 27,457 | 23,102 | - | - | 1.7% | 1.5% | 1.4% | - | - |
| Public notice | 3,844 | 7,054 | 3,854 | - | - | 0.2% | 0.4% | 0.2% | - | - |
| Other | 5,018 | 1,176 | 2,450 | 22,637 | 16,642 | 0.2% | 0.1% | 0.2% | 1.6% | 1.3% |
| Operating transfer | 835,938 | 564,940 | 728,688 | 477,267 | 567,825 | 39.4% | 30.8% | 44.3% | 33.4% | 44.9% |
| TOTAL GENERAL FUND EXPENDITURES & OTHER FINANCING USES | 1,550,895 | 1,175,597 | 1,252,818 | 961,992 | 967,253 | 73.1% | 64.0% | 76.2% | 67.4% | 76.2% |
| EXCESS (DEFICIENCY) OF GENERAL FUND REVENUES & OTHER FINANCING SOURCES OVER / (UNDER) EXPENDITURES & OTHER FINANCING USES | \$ 569,841 | \$ 657,156 | \$ 390,886 | \$ 466,778 | \$ 301,466 | 26.9% | 36.0% | 23.8% | 32.6% | 23.8% |
| DEBT SERVICE FUND REVENUES: | | | | | | | | | | |
| Property taxes, including penalties | \$ 764,414 | \$ 455,408 | \$ 211,417 | \$ 205,430 | \$ 109,309 | 84.5% | 52.2% | 38.2% | 99.1% | 35.8% |
| Interest | 5,763 | 13,195 | 7,157 | 1,853 | 802 | 0.6% | 1.5% | 1.3% | 0.9% | 0.3% |
| Bond proceeds, net | 135,124 | 404,630 | 334,823 | - | 195,137 | 14.9% | 46.3% | 60.5% | - | 63.9% |
| TOTAL DEBT SERVICE FUND REVENUES & OTHER FINANCING SOURCES | 905,301 | 873,233 | 553,397 | 207,283 | 305,248 | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| DEBT SERVICE FUND EXPENDITURES: | | | | | | | | | | |
| Tax appraisal/collection | 4,393 | 2,581 | 1,311 | 1,292 | 712 | 0.5% | 0.3% | 0.2% | 0.6% | 0.2% |
| Financial advisor fees | 1,002 | 686 | 385 | 484 | 348 | 0.1% | 0.1% | 0.1% | 0.2% | 0.1% |
| Bond principal | 300,000 | 250,000 | 240,000 | 115,000 | 110,000 | 33.1% | 28.6% | 43.4% | 55.5% | 36.0% |
| Bond interest | 442,631 | 375,032 | 263,381 | 161,724 | 108,467 | 48.9% | 42.9% | 47.6% | 78.0% | 35.5% |
| Bond issuance costs | 136,750 | - | - | - | - | 15.1% | - | - | - | - |
| Fiscal agent fees and other | 2,000 | 2,000 | 1,400 | 800 | 400 | 0.3% | 0.3% | 0.2% | 0.4% | 0.2% |
| TOTAL DEBT SERVICE FUND EXPENDITURES & OTHER FINANCING USES | 886,776 | 630,299 | 506,477 | 279,300 | 219,927 | 98.0% | 72.2% | 91.5% | 134.7% | 72.0% |
| EXCESS (DEFICIENCY) OF DEBT SERVICE REVENUES & OTHER FINANCING SOURCES OVER / (UNDER) EXPENDITURES & OTHER FINANCING USES | \$ 18,525 | \$ 242,934 | \$ 46,920 | \$ (72,017) | \$ 85,321 | 2.0% | 27.8% | 8.5% | (34.7)% | 28.0% |
| TOTAL ACTIVE RETAIL WATER CONNECTIONS | 1,085 | 1,071 | 927 | 762 | 554 | | | | | |
| TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS | 1,080 | 1,064 | 920 | 752 | 549 | | | | | |

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2020**

| | |
|---|---|
| Complete District Mailing Address: | 100 Congress Ave., Ste 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 4, 2020 |
| 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 * 09/30/20 | Expense Reimbursements 09/30/20 | Title at Year End |
|-------------------------------------|--|--------------------------------------|---------------------------------------|-----------------------|
| <u>Board Members:</u> | | | | |
| Kari Ann Johnson | (Elected) 11/6/2018 - 11/8/2022 | \$ 1,350 | \$ - | President |
| Jeff Nebrat | (Elected) 11/4/2018 - 11/8/2022 | \$ 1,200 | \$ - | Vice-President |
| Nicholas Whittaker | (Elected) 11/3/2020 - 11/5/2024 | \$ 1,200 | \$ - | Secretary |
| Keith E. Young | (Elected) 11/3/2020 - 11/5/2024 | \$ 2,400 | \$ - | Asst. Secretary |
| Gerald Aalbers | (Elected) 11/3/2020 - 11/5/2024 | \$ 1,200 | \$ - | Asst. Secretary |
| <u>Consultants:</u> | | | | |
| Crossroads Utility Services LLC | 11/11/2010 | \$ 229,626 | \$ - | Operator |
| Armbrust & Brown, PLLC | 11/26/2002 | \$ 57,156 | \$ - | Attorney |
| | | \$ 25,000 | \$ - | Bond Related Services |
| McCall Parkhurst & Horton PLLC | 11/26/2002 | \$ 27,250 | \$ - | Bond Counsel |
| Schroeder Engineering Co. | 11/26/2002 | \$ 16,742 | \$ - | Engineer |
| | | \$ 39,355 | \$ - | Bond Related Services |
| Bott & Douthitt, PLLC | 7/1/2010 | \$ 28,550 | \$ - | District Accountant |
| Public Finance Group LLC | 5/12/2014 | \$ 2,330 | \$ - | Financial Advisor |
| | | \$ 31,579 | \$ - | Bond Related Services |
| McCall Gibson Swedlund Barfoot PLLC | 8/10/2009 | \$ 13,750 | \$ - | Auditor |
| | | \$ 3,000 | \$ - | Bond Related Services |
| Travis County Tax Collector | 7/14/2003 | \$ 2,530 | \$ - | Tax Collector |

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

OTHER SUPPLEMENTARY INFORMATION

**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2020**

| Taxpayer | Type of Property | Tax Roll Year | | |
|-------------------------------|--------------------------|----------------------|----------------------|----------------------|
| | | 2020 | 2019 | 2018 |
| KB Home Lone Star Inc. | Real Land & Improvements | \$ 6,459,562 | \$ 7,582,551 | \$ 5,715,179 |
| IBC Partners Ltd. | Real Land & Improvements | 3,418,010 | 3,418,010 | 3,418,010 |
| Sunstate Equipment Co. LLC | Real Land & Improvements | 1,388,643 | - | - |
| Lion Capital LLC | Real Land & Improvements | 1,299,490 | 1,299,490 | 1,251,339 |
| Presidential Meadows LP | Real Land & Improvements | 1,243,349 | 1,650,449 | 2,708,509 |
| GFAA Partners Inc. | Real Land & Improvements | 933,540 | 797,316 | 779,359 |
| Homeowner | Real Land & Improvements | 564,401 | 564,401 | 417,925 |
| Presidential Glen Ltd. | Real Land & Improvements | 425,656 | 425,656 | 425,656 |
| American Homes 4 Rent | Real Land & Improvements | 357,800 | 357,935 | 358,472 |
| Homeowner | Real Land & Improvements | 327,476 | 430,914 | 304,704 |
| Homeowner | Real Land & Improvements | - | 327,476 | 304,163 |
| Total | | \$ 16,417,927 | \$ 16,854,198 | \$ 15,683,316 |
| Percent of Assessed Valuation | | 6.7% | 8.1% | 9.3% |

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**COTTONWOOD CREEK
MUNICIPAL UTILITY DISTRICT NO. 1
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2020**

| Type of Property | Tax Roll Year | | | | | |
|------------------------------|-----------------------|---------------|-----------------------|---------------|-----------------------|---------------|
| | 2020 | | 2019 | | 2018 | |
| | Amount | % | Amount | % | Amount | % |
| Single Family Residence | \$ 227,715,896 | 92.6% | \$ 196,299,569 | 94.0% | \$ 162,209,312 | 95.8% |
| Vacant Lot | 2,608,522 | 1.1% | 6,811,337 | 3.3% | 3,300,990 | 1.9% |
| Rural Land Non-Qualified | 3,430,580 | 1.3% | 3,837,680 | 1.8% | 4,895,740 | 2.9% |
| Commercial Real Property | 2,578,095 | 1.0% | 2,441,871 | 1.2% | 2,375,763 | 1.4% |
| Commercial Personal Property | 1,933,309 | 0.8% | 479,269 | 0.2% | 407,545 | 0.2% |
| Residential Inventory | 12,581,257 | 5.1% | 6,642,452 | 3.2% | 6,590,483 | 3.9% |
| Totally Exempt Property | 17,182,045 | 6.9% | 17,181,276 | 8.2% | 16,020,115 | 9.5% |
| Less: Adjustments | (22,005,288) | (8.7)% | (24,851,634) | -11.9% | (26,448,471) | (15.8)% |
| Total Taxable | <u>\$ 246,024,416</u> | <u>100.0%</u> | <u>\$ 208,841,820</u> | <u>100.0%</u> | <u>\$ 169,351,477</u> | <u>100.0%</u> |

COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1
TRAVIS COUNTY, TEXAS
FEBRUARY 2, 2021

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
13100 Wortham Center Drive, Suite 235
Houston, Texas 77065-5610

Ladies and Gentlemen:

This representation letter is provided in connection with your audit of the financial statements of Cottonwood Creek Municipal Utility District No. 1, (the "District"), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2020, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the current actual knowledge of the Board of Directors and in reliance on the representations of the District's manager and bookkeeper, the following representations made to you in connection with your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated August 11, 2020, including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility 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.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates are reasonable.
- 6) Related party relationships and transactions, if any, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 9) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 10) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the District or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 11) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the District and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 15) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 16) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 17) We have disclosed to you the identity of the District's related parties and all the related party relationships and transactions of which we are aware.

Government—specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) The District has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 21) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 22) There are no violations or possible violations of laws and regulations, provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 23) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral, except as disclosed in the basic financial statements.
- 24) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 25) We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
- 26) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if applicable.
- 27) The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34.
- 28) All funds that meet the quantitative criteria for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 29) Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 30) Provisions for uncollectible receivables have been properly identified and recorded, if applicable.
- 31) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 32) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

- 33) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 34) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 35) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- 36) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 37) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 38) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 39) With respect to the supplementary information required by the Water District Financial Management Guide,
 - a) We acknowledge our responsibility for presenting this information in accordance with the Commission requirements, and we believe this information, including its form and content, is fairly presented in accordance with the Commissions requirements. The methods of measurement and presentation of this information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If this information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

To the current actual knowledge and belief of the Board, no events, including instances of noncompliance, have occurred subsequent to the balance sheet date through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.

The District's Board of Directors has retained various consultants, including Bott & Douthitt, PLLC and Crossroads Utility Services LLC, to perform bookkeeping and management services on the District's behalf. These District consultants have provided the District with a representation letter as requested by you. The Board has relied on its consultants' advice and representations in making the representations contained in this letter.

**COTTONWOOD CREEK MUNICIPAL
UTILITY DISTRICT NO. 1**

Signatures of the Board of Directors

D-007

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.]

**COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1
UNLIMITED TAX BONDS, SERIES 2021
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$3,530,000**

AS BOND COUNSEL FOR COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1 (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 October 5, 2021 authorizing the issuance of the Bonds (the "Order").

WE HAVE EXAMINED the Constitution and laws of the State of Texas, certified copies of the proceedings of the District, including the 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.

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: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: \$ _____ in aggregate principal
amount of [NAME OF TRANSACTION]
[and maturing on]

Effective Date: _____

Risk Premium: \$ _____

Member Surplus Contribution: \$ _____

Total Insurance Payment: \$ _____

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, 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 first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such 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 BAM. 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 BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

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 (as defined herein) 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 BAM 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 made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or 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, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer 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, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM 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 BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM 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, 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. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

Notices (Unless Otherwise Specified by BAM)

Email:

claims@buildamerica.com

Address:

1 World Financial Center, 27th floor
200 Liberty Street
New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

SPECIMEN

