

**NEW ISSUE-BOOK-ENTRY-ONLY**

**RATINGS: BAM Insured S&P “AA” (Stable Outlook); Underlying Rating: Moody’s “Baa3”  
See “MUNICIPAL BOND RATINGS” and “BOND INSURANCE”**

*In the opinion of McCall, Parkhurst & Horton L.L.P., Bond Counsel to the District, interest on the Bonds is excludable from gross income for federal income tax purposes under statutes, regulations, published rulings and court decisions existing on the date hereof, subject to the matters described herein. See “TAX MATTERS” for a discussion of the opinion of Bond Counsel.*

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

**\$3,190,000**

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 1**  
**(A Political Subdivision of the State of Texas Located in Williamson County, Texas)**  
**UNLIMITED TAX BONDS, SERIES 2021**

**Dated: March 24, 2021**

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

Interest on the \$3,190,000 West Williamson County Municipal Utility District No. 1 Unlimited Tax Bonds, Series 2021 (the “Bonds”) will accrue from the Date of Initial Delivery, defined below, and is payable September 1, 2021 and each March 1 and September 1 thereafter until the earlier of maturity or redemption, and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in 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/registrar for the Bonds is UMB Bank, N.A., Austin, Texas (the “Paying Agent” or “Paying Agent/Registrar”). The Bonds are obligations solely of West Williamson County Municipal Utility District No. 1 (the “District”) and are not obligations of the City of Georgetown, Texas; Williamson County, Texas; the State of Texas; or any entity other than the District.

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



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

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The Bonds, when issued, will constitute valid and legally binding obligations of the District 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 (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”). Delivery of the Bonds is expected through the facilities of DTC on or about March 24, 2021 (the “Date of Initial Delivery”) in Austin, Texas.

**MATURITIES**  
(Due September 1)

CUSIP Prefix: 956875

Due	Principal Amount	Interest Rate <sup>(a)</sup>	Initial Reoffering Yield <sup>(b)</sup>	CUSIP Suffix <sup>(c)</sup>	Due	Principal Amount	Interest Rate <sup>(a)</sup>	Initial Reoffering Yield <sup>(b)</sup>	CUSIP Suffix <sup>(c)</sup>
2021	\$ 5,000	2.000%	0.450%	CK2	2028 *	\$ 175,000	1.500%	1.350%	CS5
2022	5,000	2.000%	0.550%	CL0	2029 *	175,000	1.500%	1.450%	CT3
2023	5,000	2.000%	0.750%	CM8	2030 *	175,000	2.000%	1.550%	CU0
2024	5,000	2.000%	0.850%	CN6	2031 *	175,000	2.000%	1.650%	CV8
2025	5,000	2.000%	1.000%	CP1	***	***	***	***	***
2026	150,000	2.000%	1.100%	CQ9	2038 *	220,000	2.250%	2.250%	DC9
2027 *	175,000	1.500%	1.200%	CR7					
<p>\$310,000 2.000%<sup>(a)</sup> Term Bond Due September 1, 2033* Yield 1.800%<sup>(b)</sup> CUSIP Suffix CX4<sup>(c)</sup></p> <p>\$250,000 2.000%<sup>(a)</sup> Term Bond Due September 1, 2035* Yield 1.900%<sup>(b)</sup> CUSIP Suffix CZ9<sup>(c)</sup></p> <p>\$250,000 2.125%<sup>(a)</sup> Term Bond Due September 1, 2037* Yield 2.125%<sup>(b)</sup> CUSIP Suffix DB1<sup>(c)</sup></p> <p>\$1,110,000 2.250%<sup>(a)</sup> Term Bond Due September 1, 2040* Yield 2.400%<sup>(b)</sup> CUSIP Suffix DE5<sup>(c)</sup></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, 2027, in whole or from time to time in part, on September 1, 2026, 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, 2040 (collectively, the “Term Bonds”) are also subject to mandatory sinking fund redemption. See “THE BONDS - Redemption.”
- (a) After requesting competitive bids for purchase of the Bonds, the District has accepted the lowest bid to purchase the Bonds, bearing interest as shown, at a price of 97.58% of par, resulting in a net effective interest rate to the District of 2.281176%.
- (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 Public Finance Group LLC, the District’s financial advisor (the “Financial Advisor”), is responsible for the selection or correctness of the CUSIP numbers set forth herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part and as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

**Build America Mutual Assurance Company (“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” and “APPENDIX C – Specimen Municipal Bond Insurance Policy.”**

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

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

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

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

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

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

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

The statements contained in this 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."

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

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

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

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District has accepted the bid of Raymond James & Associates, Inc. (the "Initial Purchaser") to purchase the Bonds at the interest rates shown on the inside cover page of this Official Statement at a price of 97.58% of par. No assurance can be given that any trading market will be developed for the Bonds after their sale by the District to the Initial Purchaser. The District has no control over the price at which the Bonds are subsequently sold, and the initial yields at which the Bonds are priced and reoffered are established by and are the sole responsibility of the Initial Purchaser.

## **Prices and Marketability**

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

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions which stabilize or maintain the market prices 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 municipal utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

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 associated with the COVID-19 virus. See “INVESTMENT CONSIDERATIONS – Infectious Disease Outbreak (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.”

## **Securities Laws**

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

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

## **MUNICIPAL BOND RATINGS**

S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”) has assigned 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 (“BAM” or the “Insurer”) at the time of delivery of the Bonds. Additionally, Moody’s Investor Service, Inc. (“Moody’s”) has assigned an underlying rating of “Baa3” to the Bonds.

An explanation of the significance of a rating may be obtained from the company furnishing the rating. The rating reflects only the respective view of such company, and the District makes no representation as to the appropriateness of the rating. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating company, if, in the judgement of such company, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

## BOND INSURANCE

### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, 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](http://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](http://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 December 31, 2020 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$485.4 million, \$160.7 million and \$324.7 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](http://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”.

### *BAM GreenStar Bonds*

The Bonds have been designated BAM GreenStar Bonds because BAM has determined that the use of bond proceeds by the Issuer as described in this Official Statement and in any additional information obtained by BAM aligns with one of the Green Bond Principles (“GBPs”) developed by the International Capital Markets Association (“ICMA”). The GBPs were developed by the ICMA with the goal of establishing universally accepted guidelines for the issuance of green bonds, and one of the key

requirements addresses the use of proceeds. BAM has been identified by the ICMA as an observer organization that is active in the field of green and/or social or sustainability finance and as a Climate Bond Initiative approved verifier. The GreenStar Credit Profile prepared by BAM for the Bonds will identify which of the following GBP categories applies to the Bonds:

- renewable energy
- energy efficiency
- pollution prevention and control
- environmentally sustainable management of living natural resources and land use
- terrestrial and aquatic biodiversity
- clean transportation
- climate change adaptation
- sustainable water and wastewater management
- green buildings

Each of the GBPs correlates to one of the following UN Sustainable Development Goals which will also be included in the GreenStar Credit Profile for the Bonds:

- clean water and sanitation
- affordable and clean energy
- sustainable cities and communities
- industry innovation and infrastructure
- responsible consumption and production
- climate action
- life below water
- life on land

*The Issuer makes no representation regarding the applicability of or suitability of the GreenStar designation. The term “GreenStar” is neither defined in, nor related to, the security documents relating to the Bonds. The GreenStar designation is solely for identification purposes and is not intended to provide or imply that the owners of the Bonds are entitled to any security other than that described in this official statement. The Issuer is under no contractual or other legal obligation to ensure compliance with any legal or other principles relating to “GreenStar” designation. The Issuer has made no commitment to provide ongoing reporting or information regarding the designation or compliance with the GBPs.*

The BAM GreenStar designation is based upon an assessment by BAM at the time of the issuance of the Bonds and such designation by BAM reflects only the views of BAM. BAM does not charge a fee in connection with the designation, does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. The designation is provided on an “AS IS” basis and is based on BAM’s own investigation, studies, assumptions, and criteria using its reasonable best efforts. In issuing its GreenStar designation, BAM has assumed and relied upon the accuracy and completeness of the information made publicly available by the Issuer or that was otherwise made available to BAM. BAM makes no representation or warranty, express or implied, including, but not limited to, the accuracy, results, timeliness, completeness, merchantability or fitness for any particular purpose with respect to the designation. A complete description of BAM GreenStar, and its limitations and terms of use, are available on BAM’s website <https://buildamerica.com/greenstar> and <https://buildamerica.com/terms-of-use> and incorporated herein by reference. The BAM GreenStar designation is determined solely by BAM; it has not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for such designation.

BAM’s GreenStar designation does not and is not intended to make any representation or give any assurance with respect to any other matter relating to the Bonds and is not a recommendation to any person to purchase, hold, or sell the Bonds. Such labeling does not address the market price, marketability or suitability of these Bonds for a particular investor. There is no assurance that the designation will be retained for any given period of time or that the designation will not be revised, suspended, or withdrawn by BAM if, in its judgment, circumstances so warrant.

#### *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 <http://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](http://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 this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. Potential investors must read this entire Official Statement to obtain information essential to making an informed investment decision. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement. Investment in the Bonds is subject to certain investment considerations, including certain risk factors related to the current COVID-19 pandemic. See “INVESTMENT CONSIDERATIONS.”

### THE DISTRICT

The District.....	West Williamson County Municipal Utility District No. 1 (the “District”), a political subdivision of the State of Texas, was created by order of the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”), effective June 9, 2008 and confirmed pursuant to an election held within the District on November 4, 2008. The District was created 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 Chapters 49 and 54 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution. The District contains approximately 397.77 acres. See “THE DISTRICT – General.”
Location .....	The District is located entirely within the extraterritorial jurisdiction of the City of Georgetown, Texas (“Georgetown” or the “City”), is situated in Williamson County, Texas (“Williamson County”), and is located on the north side of State Highway 29 between Interstate Highway 35 and Ronald Reagan Boulevard. The District lies approximately five miles west of Georgetown and the City of Austin (“Austin”) central business district is approximately 30 miles to the south. See “LOCATION MAP” and “THE DISTRICT - Location.”
The Developer .....	The Developer currently active within the District is Oaks at San Gabriel LLC, a Texas limited liability company (the “Developer” or “Oaks”), whose manager is Hearthstone, Inc., a California corporation, doing business in Texas as Hearthstone Advisors, Inc. See “THE DEVELOPER.”
Status of Development .....	The District contains approximately 397.77 acres, of which approximately 274.28 acres are developable. As of February 1, 2021, approximately 240.41 acres (or 87.65% of the approximately 274.28 developable acres within the District) have been or are currently being developed with utility facilities as the single family residential subdivision Oaks at San Gabriel, Sections One-A, One-B, Two, Three, Five, Six, Seven, Eight, Nine, Ten, Fourteen, Fifteen and Sixteen, which encompasses a total of 744 single-family lots, and includes 398 completed homes, 133 homes under construction, 150 vacant single-family lots, and 63 single family lots under development. Construction of the utility facilities to serve Section Six (approximately 18.43 acres; platted as 63 single family lots) began in October 2020 and is expected to be completed by April 2021. The District also contains an amenity center with a swimming pool, playground and picnic area, on approximately 5.14 acres. See “THE DISTRICT – Historical and Current Status of Development.”
Homebuilders .....	According to the Developer, there are five homebuilders currently active within the District, including (i) Clayton Properties Group, Inc. dba Brohn Homes; (ii) Gehan Homes, Ltd.; (iii) CalAtlantic Homes of Texas Inc.; (iv) Scott Felder Homes LLC; and (v) Westin Homes and Properties, L.P. The homes range in price from \$279,990 to \$492,990, with square footage ranging from 1,540 to 3,899. See “THE DEVELOPER – Homebuilders within the District.”
COVID-19 Pandemic .....	The potential impact of the COVID-19 pandemic on the District cannot be quantified at this time but the continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition. The financial and operating data contained herein is the latest available but is largely as of the dates and for the periods prior to the economic impact of the pandemic and measures instituted to control the pandemic. Accordingly, the data is not indicative of the economic impact of the pandemic on the District’s financial condition. See “INVESTMENT CONSIDERATIONS – Infectious Disease Outbreak (COVID-19).”

## THE BONDS

Description .....	The Bonds in the aggregate principal amount of \$3,190,000 mature serially in varying amounts on September 1 of each year from 2021 through 2031 inclusive, and 2038, and as Term Bonds which mature September 1, 2033, September 1, 2035, September 1, 2037, and September 1, 2040 (collectively, the “Term Bonds”), as set forth on the inside cover page hereof. Interest accrues from the Date of Initial Delivery at the rates per annum set forth on the inside cover page hereof and is payable September 1, 2021 and each March 1 and September 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS - General Description.”
Redemption .....	The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2027, in whole or from time to time in part, on September 1, 2026, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption. See “THE BONDS - Redemption.”
Source of Payment .....	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See “TAXING PROCEDURES.” <b>The Bonds are obligations solely of the District and are not obligations of the City; Williamson County; the State of Texas; or any entity other than the District.</b> See “THE BONDS - Source of and Security for Payment.”
Payment Record .....	The Bonds constitute the fourth installment of bonds issued by the District. The District has not defaulted in the timely payment of principal of or interest on its previously issued obligations, entitled: “\$2,000,000 Unlimited Tax Bonds, Series 2017”; “\$3,750,000 Unlimited Tax Bonds, Series 2018”; and “\$3,240,000 Unlimited Tax Bonds, Series 2019” (collectively, the “Previously Issued Bonds”). The proceeds of the Previously Issued Bonds included 24 months of capitalized interest. After the issuance of the Bonds, the District will have \$12,000,000 aggregate principal amount of bonds outstanding (the “Outstanding Bonds”). See “FINANCIAL STATEMENT - Outstanding Bonds – Table 6.”
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 November 4, 2008; the approving order of the TCEQ; and an order adopted by the Board of Directors of the District (the “Board of Directors”) on the date of the sale of the Bonds (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) Oaks at San Gabriel lift station and force main improvements; (ii) land costs for the Oaks at San Gabriel Section 9 detention and water quality pond; (iii) City of Georgetown water and wastewater impact fees; and (iv) water distribution facilities serving Oaks at San Gabriel Section 9.</p> <p>The remaining Bond proceeds will be used to: (i) capitalize approximately twenty-four months' interest requirements on the Bonds; (ii) pay developer 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 November 4, 2008, voters within the District authorized a total of \$59,200,000 in aggregate principal amount of new money unlimited tax bonds for water, wastewater and drainage facilities. The Bonds constitute the fourth installment of new money unlimited tax bonds issued by the District. After the issuance of the Bonds, the District will have \$47,020,000 aggregate principal amount of remaining authorized but unissued unlimited tax new money unlimited tax bonds for water, wastewater and drainage facilities. The Consent Agreement with the City currently limits the amount of bonds that can be issued to reimburse the Developer to \$35,000,000. See “THE DISTRICT – Consent and Development Agreement.” Additionally, at the election held in the District on November 4, 2008, the voters within the District also approved the issuance of \$7,625,000 in aggregate principal amount of new money unlimited tax bonds for the acquisition and construction of parks and recreational facilities, and the issuance of refunding unlimited tax bonds in an amount not to exceed one and one-half times the amount of water,

wastewater and drainage new money unlimited tax bonds and park and recreation new money unlimited tax bonds issued, all of which remains authorized but unissued. See “FINANCIAL STATEMENT - Outstanding Bonds” and “THE BONDS – Issuance of Additional Debt.”

**Municipal Bond Ratings**

and Bond Insurance..... S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”) has assigned 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 (“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 “Baa3” 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**

and Disclosure Counsel..... McCall, Parkhurst & Horton L.L.P., Austin, Texas

General Counsel ..... Armbrust & Brown, PLLC, Austin, Texas

Financial Advisor ..... Public Finance Group LLC, Austin, Texas

Engineer..... Gray Engineering, Inc., Austin, Texas

Paying Agent / Registrar ..... UMB Bank, N.A., Austin, Texas

**INVESTMENT CONSIDERATIONS**

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

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**SELECTED FINANCIAL INFORMATION**  
(Unaudited)

2020 Certified Assessed Valuation	\$105,421,373 <sup>(a)</sup>
Estimated Assessed Valuation as of February 1, 2021	\$160,060,000 <sup>(b)</sup>
Gross Debt Outstanding (after issuance of the Bonds)	\$ 12,000,000 <sup>(c)</sup>
Ratio of Gross Debt to 2020 Certified Assessed Valuation	11.38%
Ratio of Gross Debt to Estimated Assessed Valuation as of February 1, 2021	7.50%
2020 Tax Rate	
Debt Service	\$ 0.3285
Maintenance	<u>0.5715</u>
<b>Total 2020 Tax Rate</b>	<u><b>\$ 0.9000</b></u> <sup>(d)</sup>
Debt Service Fund Balance (as of February 23, 2021)	\$ 586,090 <sup>(e)</sup>
Percentage of current tax collections (Tax Year 2020)	83.60% <sup>(f)</sup>
Percentage of total tax collections (Tax Years 2011-2020)	98.28% <sup>(f)</sup>
Average Annual Debt Service Requirement of the Bonds and the Outstanding Bonds ("Average Requirement") (2021-2040, inclusive)	\$ 823,653
Tax Rate required to pay Average Requirement based upon 2020 Certified Assessed Valuation at 95% collections	\$ 0.83 /\$100 AV
Tax Rate required to pay Average Requirement based upon Estimated Assessed Valuation as of February 1, 2021 at 95% collections	\$ 0.55 /\$100 AV
Maximum Annual Debt Service Requirement of the Bonds and the Outstanding Bonds ("Projected Maximum Requirement") (2038)	\$ 911,463
Tax Rate required to pay Maximum Requirement based upon 2020 Certified Assessed Valuation at 95% collections	\$ 0.92 /\$100 AV
Tax Rate required to pay Maximum Requirement based upon Estimated Assessed Valuation as of February 1, 2021 at 95% collections	\$ 0.60 /\$100 AV
Number of active connections as of February 1, 2021	
Single Family - Occupied	390
Single Family - Vacant	8
Single Family - Builder	<u>133</u>
<b>Total Number of Active Connections</b>	<b>531</b>
Estimated Population as of February 1, 2021	1,170 <sup>(g)</sup>

- (a) The certified assessed valuation as of January 1, 2020, as provided by Williamson Central Appraisal District ("WCAD"). See "TAXING PROCEDURES."
- (b) Estimated assessed valuation as of February 1, 2021, as provided by WCAD, is included solely for purposes of illustration.
- (c) Includes the Bonds.
- (d) The District's Board of Directors, at its meeting in August 2020, levied a total tax rate of \$0.90. See "TAXING PROCEDURES."
- (e) Unaudited as of February 23, 2021. Does not include approximately twenty-four months of capitalized interest (\$145,539) to be deposited into the Debt Service Fund at closing from the proceeds of the Bonds. Neither Texas Law nor the Bond Order requires that the District maintain any particular sum in the District's Debt Service Fund.
- (f) See "TAX DATA – Tax Collections."
- (g) Based upon 3.0 residents per completed and occupied single family home.

**OFFICIAL STATEMENT**  
**relating to**  
**\$3,190,000**  
**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 1**  
**(A Political Subdivision of the State of Texas Located in Williamson County, Texas)**  
**UNLIMITED TAX BONDS, SERIES 2021**

**INTRODUCTION**

This Official Statement provides certain information in connection with the issuance by West Williamson County Municipal Utility District No. 1 (the “District”), a political subdivision of the State of Texas (the “State” or “Texas”), of its \$3,190,000 Unlimited Tax Bonds, Series 2021 (the “Bonds”).

The Bonds are issued pursuant to an order adopted by the Board of Directors of the District on the date of the sale of the Bonds (the “Bond Order”), 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 November 4, 2008; 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 to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access (EMMA) system. See “CONTINUING DISCLOSURE OF INFORMATION” and “OFFICIAL STATEMENT – Updating the Official Statement During Underwriting Period” for a description of the District undertaking to provide certain information on a continuing basis.

**THE BONDS**

**General Description**

The Bonds will bear interest from the Date of Initial Delivery 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 September 1, 2021 and each March 1 and September 1 thereafter until maturity or earlier redemption and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company (“DTC”), New York, New York, acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent and registrar for the Bonds is UMB, NA, 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, 2027, in whole or from time to time in part, on September 1, 2026, 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, 2040 (collectively, 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:

<b>\$310,000 Term Bond Maturing September 1, 2033</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2032	\$ 160,000
2033*	150,000

<b>\$250,000 Term Bond Maturing September 1, 2035</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2034	\$ 125,000
2035*	125,000

<b>\$250,000 Term Bond Maturing September 1, 2037</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2036	\$ 100,000
2037*	150,000

<b>\$1,110,000 Term Bond Maturing September 1, 2040</b>	
Mandatory	
Redemption	Principal
<u>Date</u>	<u>Amount</u>
2039	\$ 220,000
2040*	890,000

\*Stated Maturity

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

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

With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Order have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be optionally redeemed have been received by the Paying Agent prior to the giving of such notice of redemption, such notice will state that said optional redemption may, at the option of the 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, or sinking fund installments in the case of Term Bonds, 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 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 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 shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

*Registration . . .* If the Book-Entry-Only System is discontinued, the Bonds may be transferred and re-registered on the registration books of the Paying Agent only upon presentation and surrender thereof to the Paying Agent at the Designated Payment/Transfer Office. A Bond also may be exchanged for a Bond or Bonds of like maturity and interest and having a like aggregate principal amount or maturity amount, as the case may, 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 (15<sup>th</sup>) (whether or not a business day) day of the month 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 November 4, 2008, voters within the District authorized a total of \$59,200,000 in aggregate principal amount of new money unlimited tax bonds for water, wastewater and drainage facilities. The Bonds constitute the fourth installment of bonds issued by the District. After the issuance of the Bonds, the District will have \$47,020,000 aggregate principal amount of remaining authorized but unissued unlimited tax new money bonds for water, wastewater and drainage facilities. The Consent Agreement with the City of Georgetown (the "City" or "Georgetown") currently limits the amount of bonds that can be issued to reimburse

the Developer to \$35,000,000. See “THE DISTRICT – Consent and Development Agreement.” Additionally, at the election held in the District on November 4, 2008, the voters within the District also approved the issuance of \$7,625,000 in aggregate principal amount of new money unlimited tax bonds for the acquisition and construction of parks and recreational facilities, and the issuance of refunding unlimited tax bonds in an amount not to exceed one and one-half times the amount of water, wastewater and drainage new money unlimited tax bonds and park and recreation new money unlimited tax bonds issued, all of which remains authorized but unissued.

The Bonds are issued pursuant to 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.

### **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 Bond Order covenants that, while the Bonds are outstanding and the District is in existence, it will levy an annual ad valorem tax and will undertake to collect such a tax against all taxable property within the District at a rate from year to year sufficient, full allowance being made for anticipated delinquencies, together with revenues and receipts from other sources which are legally available for such purposes, to pay interest on the Bonds as it becomes due, to provide a sinking fund for the payment of principal of the Bonds when due or the redemption price at any earlier required redemption date, to pay when due any other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting such tax. The net proceeds from taxes levied to pay debt service on the Bonds are required to be placed in a special account of the District designated its “Debt Service Fund” for the Bonds. The Bond Order provides for the termination of the pledge of taxes when and if the City annexes and dissolves the District and assumes all debts and liabilities of the District.

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

### **Payment Record**

The Bonds constitute the fourth installment of bonds issued by the District. The District has not defaulted in the timely payment of principal of or interest on its previously issued obligations, entitled: “\$2,000,000 Unlimited Tax Bonds, Series 2017”; “\$3,750,000 Unlimited Tax Bonds, Series 2018”; and “\$3,240,000 Unlimited Tax Bonds, Series 2019” (collectively, the “Previously Issued Bonds”). The proceeds of the Previously Issued Bonds included 24 months of capitalized interest. After the issuance of the Bonds, the District will have \$12,000,000 aggregate principal amount of bonds outstanding (the “Outstanding Bonds”). See “FINANCIAL STATEMENT – Outstanding Bonds – Table 6.”

### **Flow of Funds**

The Bond Order creates or confirms the creation of a Debt Service Fund and a Capital Projects Fund.

Each fund shall be kept separate and apart on the books and record 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 the State 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 in 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 capitalized interest on the Bonds; (ii) District ad valorem taxes (and penalties and interest thereon) levied to pay debt service requirements on (or fees and expenses of the Paying Agent with respect 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 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 unlimited tax bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; (iii) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding unlimited tax bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; and (iv) any other then authorized securities or obligations under applicable State law that may be used to defease obligations such as the Bonds.

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

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

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

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

#### **Record Date**

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

#### **Issuance of Additional Debt**

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

The District does not employ any formula with respect to assessed valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional 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.

#### **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 Bonds are not rated and 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 carefully evaluate the investment quality of the Bonds and as to the acceptability of the Bonds for investment or collateral purposes.

## Specific Tax Covenants

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

## Remedies in Event of Default

The Bond Order establishes specific events of default with respect to the Bonds. If the District defaults in the payment of the principal of or interest on the Bonds when due, or the District defaults in the observance or performance of any of the covenants, conditions, or obligations of the District, the failure to perform which materially, adversely affects the rights of the owners, including but not limited to, their prospect or ability to be repaid in accordance with the Bond Order, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the District, the Bond Order and Chapter 54 of the Texas Water Code 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, so rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The Bond 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 Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) (“*Wasson I*”), that governmental immunity does not imbue a city with derivative immunity when it performs a proprietary, as opposed to a governmental, function in respect to contracts executed by a city. On October 5, 2018, the Texas Supreme Court issued a second opinion to clarify *Wasson I*, *Wasson Interests, Ltd. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) (“*Wasson II*”), and together with *Wasson I*, “*Wasson*”), ruling that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 49 Tex. Sup. Ct. J. 819 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in “clear and unambiguous” language. Because it is unclear whether the Texas legislature has effectively waived the District's sovereign immunity from a suit for money damages, Bondholders may not be able to bring such a suit against the District for breach of the Bonds or Bond Order covenants. Even if a judgment against the District could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. Furthermore, the District is eligible to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code (“Chapter 9”). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors or Bondholders of an entity which has sought protection under Chapter 9. Therefore, should the District avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Bonds are qualified with respect to the customary rights of debtors relative to their creditors.

## **Consolidation**

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

## **Annexation**

The District is located entirely within the extraterritorial jurisdiction of the City. Under Chapter 43 of the Texas Local Government Code, as amended, (a) a municipality may annex a district with a population of less than 200 residents only if: (i) the municipality obtains consent to annex the area through a petition signed by more than 50% of the registered voters of the district, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation; and (b) a municipality may annex a district with a population of 200 residents or more only if: (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation. Notwithstanding the foregoing, a municipality may annex an area if each owner of land in the area requests the annexation. As of February 1, 2021, the District had an estimated population of 1,170, 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 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 January 19, 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 Participant, (ii) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (iii) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.*

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

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

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

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not 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 take any responsibility for the accuracy thereof.

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## USE AND DISTRIBUTION OF BOND PROCEEDS

The proceeds of the Bonds will be used to finance the following: (i) Oaks at San Gabriel lift station and force main improvements; (ii) land costs for the Oaks at San Gabriel Section 9 detention and water quality pond; (iii) City of Georgetown water and wastewater impact fees; and (iv) water distribution facilities serving Oaks at San Gabriel Section 9. The remaining Bond proceeds will be used to: (i) capitalize approximately twenty-four months' interest requirements on the Bonds; (ii) pay developer interest; and (iii) pay other costs associated with the issuance of the Bonds.

The use and distribution of Bond proceeds is set forth below. Of the proceeds to be received from the sale of the Bonds, \$2,399,698 is required for construction costs, and \$790,302 is required for non-construction costs, including \$145,539 of capitalized interest (approximately twenty-four months' interest calculated at 2.281176%).

### Construction Costs

#### A. Developer Contribution Items

1. Oaks at San Gabriel Lift Station and Force Main	\$ 1,038,620
2. Oaks at San Gabriel Section 9 - Water	102,033
<b>Total Developer Contribution Items</b>	<b>\$ 1,140,653</b>

#### B. District Items

1. Land Costs (Oaks at San Gabriel Sec. 9 Detention & Water Quality Pond)	\$ 92,632
2. Water Impact Fees (347 ESFCs @ \$2,900/ESFC)	1,006,300
3. Wastewater Impact Fees (159 ESFCs @ \$1,007/ESFC)	160,113
<b>Total District Items</b>	<b>\$ 1,259,045</b>

<b>Total Construction Costs</b>	<b>\$ 2,399,698</b>
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### Non-Construction Costs

A. Legal Fees	\$ 47,850
B. Bond and Disclosure Counsel Fees	54,850
C. Fiscal Agent Fees	63,800
D. Interest	
1 Capitalized Interest (24 months @ 2.281176%)	145,539
2 Developer Interest <sup>(a)</sup>	223,300
E. Bond Discount (2.42%)	77,040
F. Bond Issuance Expenses	38,437
G. Bond Application Report Costs	31,900
H. Attorney General Fee	3,190
I. TCEQ Bond Issuance Fee	7,975
J. Contingency <sup>(b)</sup>	96,421
<b>Total Non-Construction Costs</b>	<b>\$ 790,302</b>

<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 3,190,000</b>
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- (a) Preliminary; subject to change. The amount of Developer interest will be finalized in connection with the reimbursement report approved by the Board of Directors prior to disbursement of funds.
- (b) The TCEQ, in its approval of the Bonds, directed any surplus Bond proceeds to be shown as a contingency line item and be subject to the TCEQ rules on use of surplus Bond funds.

## **INVESTMENT CONSIDERATIONS**

### **General**

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

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

### **Infectious Disease Outbreak (COVID-19)**

The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus has been characterized as a pandemic (the “Pandemic”) by the World Health Organization which is currently affecting many parts of the world, including the United States and Texas. On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States in connection with COVID-19. On March 13, 2020, the President of the United States declared the Pandemic a national emergency and the Texas Governor (the “Governor”) declared COVID-19 an imminent threat of disaster for all counties in Texas (collectively, the “disaster declarations”). On March 25, 2020, in response to a request from the Governor, the President issued a Major Disaster Declaration for the State of Texas.

Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a state agency that would in any way prevent, hinder, or delay necessary action in coping with the disaster and issuing executive orders that have the force and effect of law. The Governor has issued a number of executive orders relating to COVID-19 preparedness and mitigation, which among other things, imposed limitations on social gatherings and other activities. The Governor has suspended various statutes of the Texas Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. This temporary suspension will allow for telephonic or videoconferencing meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble larger groups of people. Many of the federal, state, and local actions and policies under the aforementioned disaster declarations are focused on limiting instances where the public can congregate or interact with each other, which affect economic growth within Texas. Homebuilding activity or the construction of utility facilities within the District are not prohibited.

The Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas. While any potential impact of COVID-19 upon the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District's operations, financial condition or rating by impacting property tax values, the collection of ad valorem taxes, the homebuilding activity within the District including delays in obtaining construction permits for development. See “INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments – Dependence Upon the Developer, Lot Owners and Homebuilders.”

The Bonds are secured by an unlimited ad valorem tax, and any material reduction in property values may require an increase in the ad valorem tax rate required to pay debt service on the Bonds as well as the District's share of operations and maintenance expenses payable from ad valorem taxes.

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 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. 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 associated with the COVID-19 virus. Consequently, investors may not be able to 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 the construction activity, particularly short-term interest rates at which developers and homebuilders are able to obtain financing for development and construction costs. Interest rate levels and the general availability of credit may affect the ability of a landowner with undeveloped property to undertake and complete development activities within the District and the ability of potential homeowners to purchase homes. Because of the changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and construction within the District. In addition, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the City of Austin ("Austin") metropolitan and regional economies.

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

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

*Developer under No Obligation to the District:* There is no commitment from, or obligation of, any Developer to proceed at any particular rate or according to any specified plan with the development of land or the construction of homes in the District, and there is no restriction on any landowner's right to sell its land. Failure to construct taxable improvements on developed lots and tracts and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon the Developer and the other principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such financial conditions may have on their ability to pay taxes. See "THE DEVELOPER" and "TAX DATA - Principal Taxpayers – Table 12."

*Impact on District Tax Rates:* Assuming no further development, the value of the land and improvements currently existing within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2020 Certified Assessed Valuation of the District is \$105,421,373. After issuance of the Bonds, the Maximum Requirement will be \$911,463 (2038) and the Average Requirement will be \$823,653 (2021 through 2040, inclusive). Assuming (1) no increase or decrease from the 2020 Certified Assessed Valuation; (2) the issuance of no additional debt; and (3) no other funds available for the payment of debt service, tax rates of \$0.92 and \$0.83 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 District's Estimated Assessed Valuation as of February 1, 2021 is \$160,060,000. Based upon the assumptions above, tax rates of \$0.60 and \$0.55 per \$100 assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the Maximum Requirement and the Average Requirement, respectively. See "DEBT SERVICE REQUIREMENTS – TABLE 3" and "TAX DATA - Tax Adequacy for Debt Service."

*Dependence Upon the Developer, Lot Owners and Homebuilders:* The growth of the tax base is dependent upon additional development of lots in the District and the construction of homes thereon. The Developer is under no obligation to continue to market, 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 their land would restrict the rate of growth of taxable value in the District. See "THE DEVELOPER."

The ten principal taxpayers in the District, comprised of the Developer and homebuilders, represent \$28,885,929 or 27.40% of the District's 2020 Certified Taxable Assessed Valuation of \$105,421,373. The Developer represents \$19,086,086 or 18.10% of such taxable assessed value. If the Developer (or other principal taxpayer) were to default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax lien, which is a time-consuming process, or to sell tax anticipation notes. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its debt service fund. See "Tax Collection Limitations and Foreclosure Remedies" in this section, "TAX DATA – Principal Taxpayers – Table 12," and "TAXING PROCEDURES – Levy and Collection of Taxes."

*Undeveloped Acreage . . .* Approximately 33.87 acres of developable land within the District had not been provided with water, wastewater and storm drainage and detention facilities as of February 1, 2021, and the water, wastewater and storm drainage and detention facilities serving approximately 18.43 acres of developable land within the District were under construction as of February 1, 2021. In the opinion of the District's engineers, the remaining authorized but unissued bonds should be sufficient to fund water, sanitary sewer and drainage services to all areas now within the District. Additionally, the District currently anticipates that the principal amount issuance limitation of \$35,000,000 within the City Consent Agreement will be sufficient, together with other available District monies, to reimburse the Developer for all water, sanitary sewer and drainage services as well as park facilities for all areas now within the District. See "THE BONDS – Alteration of Boundaries" and "THE DISTRICT – Historical and Current Status of Development."

*Development and Home Construction in the District . . .* As of February 1, 2021, approximately 150 developed lots within the District remained available for construction. Failure of the Developer and/or builders 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 builders. See "Impact on District Tax Rates" above.

#### **Cross Default Provisions of Development Loan**

The loan to provide development financing for the remaining undeveloped but developable land within the District is secured by a deed of trust on both the Developer's property within the District as well as land within the Heritage Valley development in Fillmore, California being developed by an affiliate of Hearthstone. Although the loan is currently in good standing, as a result of such cross default loan provisions a default on the loan with respect to the Heritage Valley development in California will result in a default and possible foreclosure on the developer owned property within the District. See "THE DEVELOPER – Description of 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 Risks**

In the event of default of the payment of principal or interest with respect to the Bonds when all or some become due, any owner of the Bonds shall have a claim under the Bond Insurance Policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by optional redemption, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such 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 time.

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 the applicable bond documents. In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

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

The obligations of 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 RATINGS" and "BOND INSURANCE" herein for further information provided by the Bond Insurer and the Policy, which includes further instructions for obtaining current financial information regarding 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. The enforceability of the rights and remedies of the registered owners may further be limited by laws relating to governmental immunity, bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District.

### **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.

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

The enforceability of the rights and remedies of registered owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of State law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners' remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case 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.

### **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 or may affect the valuation of such property.

### **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**

The District has reserved in the Bond Order the right to issue the remaining \$47,020,000 authorized but unissued unlimited tax bonds for water, wastewater and drainage facilities, \$7,625,000 of unlimited tax bonds for parks and recreational facilities, refunding unlimited tax bonds, and such additional bonds as may hereafter be approved by both the Board and voters of the District. All of the remaining \$47,020,000 and \$7,625,000 of 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, subject to the approval of the Attorney General of Texas and the TCEQ. In the Consent Agreement, the City has limited the amount of bonds that can be issued by the District to reimburse the Developer to \$35,000,000 and to issue bonds in excess of this amount will require an amendment to the Consent Agreement. See “THE DISTRICT – Consent and Development Agreement.”

The Developer has advanced funds to pay for the installation of water, wastewater, and drainage facilities to serve the property within the District. A portion of the proceeds of the Bonds will be used to reimburse the Developer for a portion of the funds it has advanced. After receiving proceeds from the Bonds, subject to availability, the District will continue to owe the Developer approximately \$11,000,000, which the District intends to pay out of future bond issuances.

Each future issue of bonds is intended to be sold at the earliest practicable date consistent with the maintenance of a reasonable tax rate in the District (assuming projected increases in the value of taxable property made at the time of issuance of the bonds are accurate). 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 Commission pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District. See “THE BONDS – Issuance of Additional Debt.” See “FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued.” The District currently anticipates that the principal amount issuance limitation of \$35,000,000 within the City Consent Agreement will be sufficient, together with other available District monies, to reimburse the Developer for all water, sanitary sewer and drainage services as well as park facilities for all areas now within the District.

## **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 January 19, 2021 (the “TCEQ Order”). In addition, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery.

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

## **No Requirement to Build on Developed Lots**

Currently, there is no requirement that builders owning developed lots within the District commence or complete construction of improvements within any particular time period. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable value in the District.

## **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**

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

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 Travis, Hays, Williamson, 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 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.

### **Future and Proposed Legislation**

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

### **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 SYSYEM – 100-Year Flood Plain.”

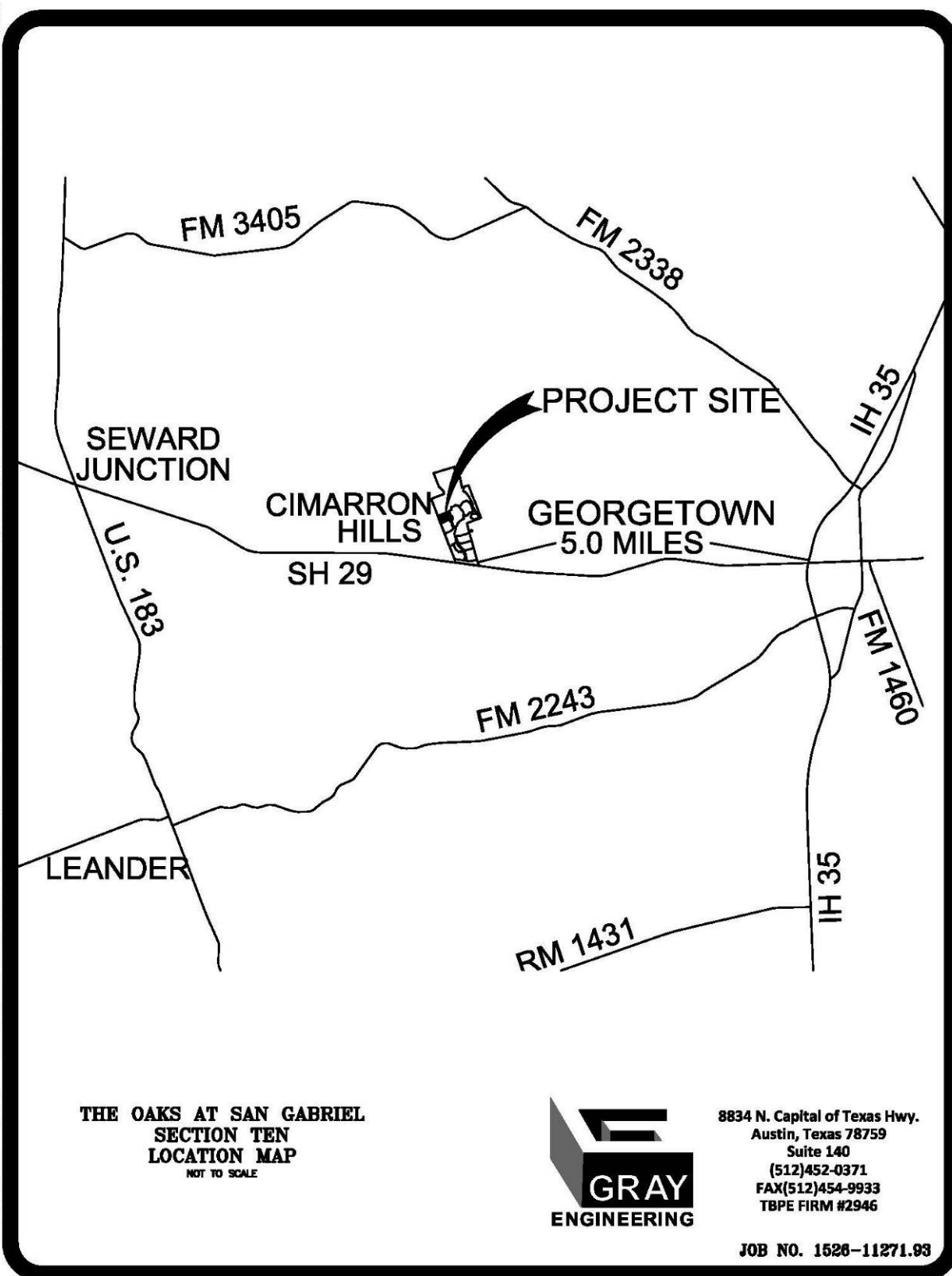
### **Drought Conditions**

Central Texas, like other areas of the State, is susceptible to drought conditions. The City provides water to the District in amounts sufficient to service the residents of the District; however, if the City or District experiences drought conditions, water usage and rates could be impacted.

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# LOCATION MAP

Date: Jan 09, 2019 - 11:11am User: jgallagos File: H:\Projects\1526 Oaks at San Gabriel\11271 DSG Phase 10 WSD\ADMIN\Submittals\TCEQ\WPAP & SCS\General Information Forms & Attachment\USGS Edwards Recharge Zone Map ATTACHMENT 3.B.dwg



## THE DISTRICT

### General

The District was created by order of the TCEQ, effective June 9, 2008, confirmed pursuant to an election held within the District on November 4, 2008, and operates under Chapters 49 and 54, Texas Water Code, as amended.

The District was created to provide water, wastewater and drainage services to the property within the District currently being developed as a residential development. The District has entered into utility construction agreements with the Developer in order to facilitate the construction of water, wastewater and drainage facilities to serve property within its boundary.

At the time of creation, the District contained approximately 397.77 acres of land. Since the creation of the District, there have been no annexations or exclusions of land.

### Management

#### *Board of Directors*

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

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>	<u>Length of Service</u>
D. Russell (Russ) Stapleton	President	2024	5 Years
Edgar (Jack) Jones	Vice President	2024	13 Years
Herbert (Trey) Dickehut	Secretary	2022	13 Years
Kathryn (Katie) Hutcheson	Assistant Secretary	2024	13 Years
Timothy Unger	Assistant Secretary	2022	4 Years

#### *Consultants*

#### **Tax Assessor/Collector**

Land and improvements in the District are being appraised by the Williamson Central Appraisal District ("WCAD"). The Tax Assessor/Collector is appointed by the Board of Directors of the District. The Williamson County Tax Assessor/Collector, Ms. Deborah Hunt, currently serves the District in this capacity under contract.

#### **Engineer**

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

#### **Bookkeeper**

Bott & Douthitt, PLLC, certified public accountants, serves as bookkeeper to the District. Such firm serves as bookkeeper to 90 other special districts.

#### **Financial Advisor**

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

#### **Bond Counsel and Disclosure Counsel**

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



## **General Counsel**

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

## **Location**

The District is located entirely within the extraterritorial jurisdiction of Georgetown, is situated in Williamson County, and is located on the north side of State Highway 29 between Interstate Highway 35 and Ronald Reagan Boulevard. The District lies approximately five miles west of Georgetown and the Austin Central Business District is approximately 30 miles to the south.

## **Historical and Current Status of Development**

The District as originally created contained approximately 397.77 acres. Since the creation of the District, there have been no annexations or exclusions of land. The District was created by order of the Commission effective June 9, 2008, and confirmed pursuant to an election held within the District on November 4, 2008.

On April 26, 2007, using available cash, the Developer purchased approximately 397.77 acres of land comprising the District from H.H. Rothell, Jr., Mary Catherine Rothell, and Rothell Family Limited Partnership, a Texas limited partnership.

The District contains approximately 397.77 acres, of which approximately 274.28 acres are developable. As of February 1, 2021, approximately 240.41 acres (or 87.65% of the approximately 274.28 developable acres within the District) have been or are currently being developed with utility facilities as the single family residential subdivision Oaks at San Gabriel, Sections One-A, One-B, Two, Three, Five, Six, Seven, Eight, Nine, Ten, Fourteen, Fifteen and Sixteen, which encompasses a total of 744 single-family lots, and includes 398 completed homes, 133 homes under construction, 150 vacant single-family lots, and 63 single family lots under development. Construction of the utility facilities to serve Section Six (approximately 18.43 acres; platted as 63 single family lots) began in October 2020 and is expected to be completed by April 2021. The District also contains an amenity center with a swimming pool, playground and picnic area, on approximately 5.14 acres.

The chart on the following page reflects the status of development as of February 1, 2021:

*(Chart appears on the following page)*

Section	Acreage	Platted Lots	Completed Homes	Homes Under Construction	Vacant Lots
<b>A. Single Family Developed with Utility Facilities</b>					
Oaks at San Gabriel Section One-A	7.33	-	-	-	-
Oaks at San Gabriel Section One-B	61.81	79	79	-	-
Oaks at San Gabriel Section Two	15.94	62	58	4	-
Oaks at San Gabriel Section Three	5.92	20	9	-	11
Oaks at San Gabriel Section Five	28.33	85	60	18	7
Oaks at San Gabriel Section Seven	13.28	52	51	-	1
Oaks at San Gabriel Section Eight	17.22	70	36	17	17
Oaks at San Gabriel Section Nine	18.20	65	53	6	6
Oaks at San Gabriel Section Ten	14.31	80	15	26	39
Oaks at San Gabriel Section Fourteen	16.26	79	10	45	24
Oaks at San Gabriel Section Fifteen	18.53	85	27	17	41
Oaks at San Gabriel Section Sixteen	4.85	4	-	-	4
Total Single Family Developed with Utilities	221.98	681	398	133	150
<b>B. Utility Facilities Currently Under Construction</b>					
Oaks at San Gabriel Section Six	18.43	63			
Total Utility Facilities Currently Under Construction	18.43	63			
<b>C. Total Developed or Currently Under Construction</b>	<b>240.41</b>	<b>744</b>			
<b>D. Remaining Developable Acreage</b>	<b>33.87</b>				
<b>E. Undevelopable Acreage</b>					
Parkland	18.43				
Amenity Center	5.14				
Floodplain/Open Space	99.92				
Total Undevelopable Acreage	123.49				
<b>Total District Acreage</b>	<b>397.77</b>				

### Future Development

The instigation of any new development beyond that described in this Official Statement will be dependent on several factors including, to a great extent, the general and other economic conditions which would affect the ability to sell lots and/or property and of any homebuilder to sell completed homes as described in this Official Statement under the caption “INVESTMENT CONSIDERATIONS.” If the undeveloped portion of the District is eventually developed, additions to the water, wastewater, and drainage system required to service such undeveloped acreage may be financed by future District bond issues, if any, and developer contributions, if any, as required by the TCEQ. The Developer is under no obligation to complete any development, if begun, and may modify or discontinue development plans in their sole discretion. Accordingly, the District makes no representation that future development will occur.

### Consent and Development Agreement

Pursuant to the “Consent Agreement” (as amended, the “Consent Agreement”) among the City, the Developer, and the District, the City consented to the creation of the District. Additionally, the City and the Developer entered into the “Development Agreement Concerning the Oaks at San Gabriel Subdivision” (as amended, the “Development Agreement”), which governs the development of all land within the District. The development within the District is subject to the subdivision code and other ordinances and regulations of the City that are applicable by virtue of the District being located within the City’s extraterritorial jurisdiction. The Consent Agreement is effective from the date of execution (November 28, 2007) and terminates at such time as all of the land within the District has been annexed by the City and the City has assumed all obligations of the District.

The Consent Agreement authorizes the District to issue bonds and notes, including bond anticipation notes or refunding unlimited tax bonds for any purpose not specifically prohibited by law, the Consent Agreement or rules and policies of the TCEQ. The total amount of bonds that can be issued by the District and all districts created pursuant to the Consent Agreement is \$35,000,000. The term of any District bonds cannot exceed 20 years unless the City specifically approves a longer term for a particular bond issue and no bonds may be issued having an issuance date more than 10 years from the date of the first issuance of bonds by the District (first issuance of bonds

was March 1, 2017) The District currently anticipates that the \$35,000,000 in bonds together with other District funds will be sufficient to reimburse the Developer for the water, wastewater, drainage and park facilities constructed within the District.

Pursuant to the Consent Agreement, annexation of the District cannot occur prior to such time as the District bonds needed to fund all of the water, wastewater and drainage facilities required to serve the District and authorized under the Consent Agreement have been issued and 90% of the facilities within the District for which District bonds were issued have been installed.

## **THE DEVELOPER**

### **Role of Developer**

In general, the activities of a landowner or developer within a utility district, such as the District, include purchasing land within the future district, petitioning for creation of the district, designing the development, defining a marketing program, planning building schedules, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities) pursuant to the rules of the TCEQ, and selling improved lots or commercial reserves to builders, other developers or third parties. Ordinarily, a developer pays one hundred percent (100%) of the costs of paving and amenity design and construction while the utility district finances the costs of the water supply and distribution, wastewater collection and drainage facilities. While a landowner or developer is required by the TCEQ to pave streets and pay for its allocable portion of the costs of utilities to be financed by the district through a specific bond issue, if any, a developer is generally under no obligation to a district to undertake development activities with respect to other property it owns within a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which a developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of the developer to perform such activities in development of the property within the utility district may have a profound effect on the security for the bonds issued by a district.

### **Description of the Developer**

Oaks at San Gabriel LLC, a Texas limited liability company ("Oaks" or the "Developer"), is the Developer and is currently active within the District. Hearthstone, Inc., a California corporation, doing business in Texas as Hearthstone Advisors, Inc. ("Hearthstone"), is the Manager of Oaks. Prior to October 2019, all capital required to fund current operations and capital improvements at the Oaks project were paid with equity provided by the Oaks. In October, 2019, an affiliate of Hearthstone entered into a \$40,000,000 revolving line of credit with Flagstar Bank, FSB ("Loan"), to provide development financing for the remaining undeveloped land within the District owned by the Oaks and to provide development financing for the remaining undeveloped land and for the construction of single family detached residential homes at another project owned by a separate affiliate of Hearthstone located in Fillmore, California ("Heritage Valley"). Both projects are encumbered by a deed of trust to secure the Loan. As of February 15, 2021, the Loan is in good standing and has an outstanding balance of \$31,246,507.26. The Loan matures in October 2021 and has a one year extension option. Because the Loan is secured by a deed of trust on both Oaks and Heritage Valley, a default on the Loan with respect to Heritage Valley will result in a default on the Loan with respect to Oaks. See "INVESTMENT CONSIDERATIONS - Cross Default Provisions of Development Loan." According to publicly available information, Hearthstone has 28 years of experience funding and managing over \$14.9 billion in investments to construct over 119,000 homes and lots in 20 states including Texas.

### **Homebuilders within the District**

According to the Developer, there are five homebuilders currently active within the District, including (i) Clayton Properties Group, Inc. dba Brohn Homes; (ii) Gehan Homes, Ltd.; (iii) CalAtlantic Homes of Texas Inc.; (iv) Scott Felder Homes LLC; and (v) Westin Homes and Properties, L.P. The homes range in price from \$279,990 to \$492,990, with square footage ranging from 1,540 to 3,899.

Home construction in the District began in 2014. The following chart illustrates the number of homes built per year starting in 2014.

<b>Calendar Year</b>	<b>No. of Single-Family Homes Constructed</b>
2014	20
2015	14
2016	33
2017	45
2018	73
2019	82
2020	131
2021*	133

\* Includes 133 homes under construction as of February 1, 2021.

## **Utility Construction Agreement**

The District has entered into a “Utility Construction Agreement” with the Developer governing the development of water, wastewater and drainage facilities on land within the District and the reimbursement for certain of the costs of such development through the issuance of bonds by the District.

## **Agricultural Waiver**

A portion of the undeveloped acreage within the District is subject to an agricultural exemption, however, the Developer has executed a “Waiver of Special Appraisal”, which is recorded in the real property records of Williamson County, and is a covenant running with the land, waiving the right to have the land located within Sections One-A, One-B, Two and Three classified as agricultural, open-space or timberland. In addition, the Developer has waived the right to have the lots and houses (if any) classified as business inventory. Such agreement may not be modified without the approval of the TCEQ and is binding on purchasers of such land from the Developer. See “TAXING PROCEDURES – Property Subject to Taxation by the District.”

## **THE SYSTEM**

### **Regulation**

The water, wastewater and drainage facilities (the “System”), the purchase, acquisition and construction of which will be permanently financed by the District with the proceeds of the new money unlimited tax bonds, have been (or will be) 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 System, including, among others, the TCEQ, Williamson County, and the City. According to the Engineer, the design of all such System has been (or will be) approved by all governmental agencies which have authority over the District.

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

### **Water Supply and Distribution**

Water services to retail customers within the District are provided by the City, which purchased water facilities and associated service rights from Chisholm Trail Special Utility District (“CTSUD”). As part of the facilities purchase, Georgetown was also assigned an Amended and Restated Non-Standard Water Service Agreement with the Developer, which agreement was superseded and replaced by a Water Service Agreement – Oaks at San Gabriel dated November 11, 2018 between the City and the Developer (as amended, the “Water Service Agreement”).

Under the Water Service Agreement, the cost of certain water related facilities and contract rights therefor is borne by the Developer, which is reimbursed by the District. The water facilities are transferred to Georgetown which then supplies retail water service to customers in the District. Georgetown, in turn, receives its potable water supply from Lake Georgetown and the Edwards Aquifer.

Georgetown delivers potable water to customers in the District via a 24-inch transmission line. Pursuant to Section 2.2 of the Water Service Agreement, the Developer has a commitment for water supply capacity sufficient to serve a total of 865 living unit equivalents (“LUEs”) that expired as to unplatted lots on December 31, 2017. In the fall of 2017, the Developer and Georgetown began negotiating a new Water Service Agreement, but were unable to finalize the agreement prior to December 31, 2017. To maintain the water supply commitment, Georgetown issued a letter to the Developer on December 19, 2017 stating that Georgetown would continue to provide water service pursuant to the existing Water Service Agreement while the new Water Service Agreement was being negotiated. The Developer and Georgetown have agreed on the terms of the new Water Service Agreement and the agreement was entered into on November 11, 2018. Under the first amendment to the Water Service Agreement, dated June 23, 2020, the Developer has a commitment for water supply capacity sufficient to serve 975 LUEs which, under the current land plan, should be sufficient to serve all customers in the District at ultimate development.

Water supplied by Georgetown is obtained by Georgetown pursuant to an agreement with the Brazos River Authority (“BRA”) for 11,000 acre feet of water per year from Lake Georgetown and from four wells in the Edwards Aquifer. Potable water from Georgetown is delivered to a 1.0 million gallon concrete ground storage tank and then pumped via a booster pump station (containing two 1,800 gallons per minute centrifugal pumps, a comprehensive data control and alarm system, and auxiliary standby generator, and related appurtenances) through the 18-inch transmission line into the internal water distribution system within the District. The Water Service Agreement requires that the water facilities, including the internal water distribution facilities constructed by the Developer on behalf of the District be conveyed to Georgetown and that Georgetown operates and maintains the internal water distribution system.

Retail water service is provided directly by Georgetown to customers in the District. Retail water customers in the District are charged Georgetown's standard rates for retail water service to customers located outside of the City, as established by Georgetown from time to time.

### **Wastewater Collection and Treatment**

Pursuant to the Offsite Utility Construction and Cost Reimbursement Agreement for Oaks at San Gabriel Subdivision between the Developer and Georgetown, dated May 10, 2007, (as amended, the "Wastewater Agreement"), Georgetown provides retail wastewater collection and treatment services to the customers within the District. Pursuant to the Wastewater Agreement, Georgetown has assigned 951 LUEs of wastewater collection and treatment capacity for the District, which, under the current land plan, should be sufficient to serve all customers in the District at ultimate development.

Georgetown obtains wastewater treatment service through the city owned Cimarron Hills Wastewater Treatment Plant ("CHWWTP"). The CHWWTP operates under TPDES Permit #WQ0014232001 and has a treatment capacity of 0.2 MGD, with a planned plant expansion for up to 0.46 MGD.

The District's wastewater is collected through 8-inch and 12-inch collection lines and is then conveyed to a lift station (the "Oaks Lift Station"). The Oaks Lift Station then conveys the wastewater flows through an 8-inch force main into the CHWWTP.

### **Storm Drainage**

The storm drainage system that serves the District consists of curb and guttered streets and storm sewers. The collected stormwater runoff is routed through detention ponds, man-made channels or natural drainage ways.

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

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The "100-year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a 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 District's Engineer, none of the developable acreage within the District is located within the 100-year flood plain. The Engineer has also represented that approximately 99 acres of the undevelopable acreage within the District is open space land and/or located within the 100-year flood plain, as identified by the Federal Flood Insurance Administration Rate Map No. 48453C0280H for Williamson County, Texas, dated September 26, 2008. No lots are developed nor are any expected to be developed on the acreage that is located within the boundary of the 100-year Flood Plain.

In 2008, the National Weather Service completed a rainfall study known as Atlas 14 which shows that severe rainfall events are now occurring more frequently. Within Texas, the Atlas 14 study showed an increased number of rainfall events in a band extending from the upper Gulf Coast in the east and running west generally along the I-10 corridor to Central Texas. In particular the study shows that Central Texas is more likely to experience larger storms than previously thought. Based on this study, various governmental entities, including Williamson County, are contemplating amendments to their regulations that will potentially increase the size of the 100 year floodplain which interim floodplain is based on the current 500-year floodplain, resulting in the interim floodplain 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 floodplain). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on the higher statistical rainfall amount, and could result in less developable property within the District, higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

### **Water, Wastewater and Drainage Operations - Rate and Fee Schedule - Table 1**

The City provides retail water and wastewater services to residents of the District and establishes the rates and fees for such services, subject to change from time to time. The rates and fees charged by the City for retail water and wastewater services are published and updated from time to time by the City on its official website. Please refer to the City's official websites for current rates and fees. **The rates and charges established by the City 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.**

## Operating Revenues and Expenses Statement - Table 2

The following statement sets forth in condensed form the historical operations of the District. 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				
	9/30/2020 <sup>(a)</sup>	9/30/2019 <sup>(a)</sup>	9/30/2018 <sup>(a)</sup>	9/30/2017 <sup>(a)</sup>	9/30/2016 <sup>(a)</sup>
<b>REVENUES</b>					
Property taxes, including penalties	\$ 494,935	\$ 429,524	\$ 244,543	\$ 286,857	\$ 112,394
Connection/Inspection Fees	154,700	61,600	46,900	27,300	12,600
Interest	7,510	18,431	7,816	2,281	314
<b>TOTAL REVENUES</b>	<b>\$ 657,145</b>	<b>\$ 509,555</b>	<b>\$ 299,259</b>	<b>\$ 316,438</b>	<b>\$ 125,308</b>
<b>EXPENDITURES</b>					
Legal Fees	\$ 34,456	\$ 35,706	\$ 27,795	\$ 23,536	\$ 22,168
Engineering Fees	65,383	76,359	31,246	25,830	10,028
Bookkeeping Fees	17,200	17,550	17,550	15,550	10,250
Director Fees, including payroll taxes	9,043	7,912	8,720	7,912	7,105
Repairs & Maintenance	26,736	247,978 <sup>(b)</sup>	-	-	-
Mowing/Landscape Fees	4,466	2,997	-	-	-
Audit Fees	10,000	9,000	9,000	8,500	8,000
Insurance	1,486	1,545	1,441	1,198	1,492
Financial Advisor Fees	1,005	1,038	851	1,220	1,225
Tax Appraisal/Collection Fees	3,050	2,657	1,563	1,949	832
Other	1,397	1,120	764	585	832
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,222</b>	<b>\$ 403,862</b>	<b>\$ 98,930</b>	<b>\$ 86,280</b>	<b>\$ 61,932</b>
<b>NET REVENUES (DEFICIT)</b>	<b>\$ 482,923</b>	<b>\$ 105,693</b>	<b>\$ 200,329</b>	<b>\$ 230,158</b>	<b>\$ 63,376</b>
<b>Beginning Fund Balance</b>	<b>\$ 746,676</b>	<b>\$ 640,983</b>	<b>\$ 440,654</b>	<b>\$ 210,496</b>	<b>\$ 147,120</b>
<b>Less/Plus: Fund Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ 1,229,599</b>	<b>\$ 746,676</b>	<b>\$ 640,983</b>	<b>\$ 440,654</b>	<b>\$ 210,496</b>

(a) Audited.

(b) During fiscal year 2019, the District incurred increased repairs and maintenance expenditures due to a water quality pond rehab project.

**DEBT SERVICE REQUIREMENTS – TABLE 3**

**West Williamson County Municipal Utility District No. 1**

**\$3,190,000**

**Unlimited Tax Bonds, Series 2021**

**Dated Date: March 24, 2021**

**First Interest Payment Due: September 1, 2021**

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	\$ 160,000	\$ 149,713	\$ 149,713	\$ 459,425	\$ 5,000	\$ -	\$ 28,265	\$ 28,265	\$ 33,265	\$ 492,690
2022	160,000	147,463	147,463	454,925	5,000	32,356	32,356	64,713	69,713	524,638
2023	320,000	144,706	144,706	609,413	5,000	32,306	32,306	64,613	69,613	679,025
2024	345,000	139,431	139,431	623,863	5,000	32,256	32,256	64,513	69,513	693,375
2025	370,000	133,706	133,706	637,413	5,000	32,206	32,206	64,413	69,413	706,825
2026	400,000	127,469	127,469	654,938	150,000	32,156	32,156	64,313	214,313	869,250
2027	400,000	121,031	121,031	642,063	175,000	30,656	30,656	61,313	236,313	878,375
2028	400,000	114,969	114,969	629,938	175,000	29,344	29,344	58,688	233,688	863,625
2029	430,000	108,719	108,719	647,438	175,000	28,031	28,031	56,063	231,063	878,500
2030	460,000	101,669	101,669	663,338	175,000	26,719	26,719	53,438	228,438	891,775
2031	465,000	93,500	93,500	652,000	175,000	24,969	24,969	49,938	224,938	876,938
2032	515,000	85,206	85,206	685,413	160,000	23,219	23,219	46,438	206,438	891,850
2033	550,000	75,956	75,956	701,913	150,000	21,619	21,619	43,238	193,238	895,150
2034	605,000	66,113	66,113	737,225	125,000	20,119	20,119	40,238	165,238	902,463
2035	630,000	54,913	54,913	739,825	125,000	18,869	18,869	37,738	162,738	902,563
2036	670,000	42,963	42,963	755,925	100,000	17,619	17,619	35,238	135,238	891,163
2037	660,000	30,469	30,469	720,938	150,000	16,556	16,556	33,113	183,113	904,050
2038	625,000	18,269	18,269	661,538	220,000	14,963	14,963	29,925	249,925	911,463
2039	645,000	9,675	9,675	664,350	220,000	12,488	12,488	24,975	244,975	909,325
2040	-	-	-	-	890,000	10,013	10,013	20,025	910,025	910,025
	<u>\$ 8,810,000</u>	<u>\$ 1,765,938</u>	<u>\$ 1,765,938</u>	<u>\$ 12,341,875</u>	<u>\$ 3,190,000</u>	<u>\$ 456,463</u>	<u>\$ 484,728</u>	<u>\$ 941,190</u>	<u>\$ 4,131,190</u>	<u>\$ 16,473,065</u>

**FINANCIAL STATEMENT  
(Unaudited)**

**Assessed Value – Table 4**

2020 Certified Assessed Valuation	\$105,421,373 <sup>(a)</sup>
Estimated Assessed Valuation as of February 1, 2021	\$160,060,000 <sup>(b)</sup>
Gross Debt Outstanding (after issuance of the Bonds)	\$ 12,000,000 <sup>(c)</sup>
Ratio of Gross Debt to 2020 Certified Assessed Valuation	11.38%
Ratio of Gross Debt to Estimated Assessed Valuation as of February 1, 2021	7.50%
2020 Tax Rate	
Debt Service	\$ 0.3285
Maintenance	<u>0.5715</u>
<b>Total 2020 Tax Rate</b>	<u><b>\$ 0.9000</b></u> <sup>(d)</sup>
Debt Service Fund Balance (as of February 23, 2021)	\$ 586,090 <sup>(e)</sup>

Area of District: 397.77 acres  
Estimated Population as of February 1, 2021: 1,170 <sup>(f)</sup>

- (a) The certified assessed valuation as of January 1, 2020, as provided by WCAD. See “TAXING PROCEDURES.”  
(b) Estimated assessed valuation as of February 1, 2021, as provided by WCAD is included solely for purposes of illustration.  
(c) Includes the Bonds.  
(d) The District’s Board of Directors, at its meeting in August 2020, levied a total tax rate of \$0.90. See “TAXING PROCEDURES.”  
(e) Unaudited as of February 23, 2021. Does not include approximately twenty-four months of capitalized interest (\$145,539) to be deposited into the Debt Service Fund at closing from the proceeds of the Bonds. Neither Texas Law nor the Bond Order requires that the District maintain any particular sum in the District’s Debt Service Fund.  
(f) Based upon 3.0 residents per completed and occupied single family home.

**Unlimited Tax Bonds Authorized but Unissued - Table 5**

Date of Authorization	Purpose	Authorized	Issued to Date	Unissued
11/4/2008	Water, Wastewater and Drainage	\$ 59,200,000	\$ 12,180,000 <sup>(a)</sup>	\$ 47,020,000 <sup>(b)</sup>
11/4/2008	Water, Wastewater and Drainage Refunding <sup>(c)</sup>	88,800,000	-	88,800,000
11/4/2008	Parks and Recreation	7,625,000	-	7,625,000
11/4/2008	Parks and Recreation Refunding <sup>(c)</sup>	<u>11,437,500</u>	<u>-</u>	<u>11,437,500</u>
<b>Total</b>		<b>\$ 167,062,500</b>	<b>\$ 12,180,000</b>	<b>\$ 154,882,500</b>

- (a) Includes the Bonds.  
(b) The Consent Agreement with the City of Georgetown currently limits the amount of bonds that can be issued to reimburse the Developer to \$35,000,000. See “THE DISTRICT – Consent and Development Agreement.”  
(c) The proposition approved by the voters authorized the District to issue refunding unlimited tax bonds in an amount not to exceed one and one-half times the par amount of bonds issued assuming that the total amount of bonds authorized by the voters will be issued, which equals \$88,800,000 in water, wastewater and drainage refunding unlimited tax bonds and \$11,437,500 in park and recreational facilities refunding unlimited tax bonds.

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**Outstanding Bonds - Table 6**

<b>Dated Date</b>	<b>Purpose</b>	<b>Original Series</b>	<b>Original Principal Amount</b>	<b>Principal Amount Outstanding after the Issuance of the Bonds</b>
03/01/17	Water, Wastewater and Drainage	2017	\$ 2,000,000	\$ 1,950,000
10/24/18	Water, Wastewater and Drainage	2018	3,750,000	3,700,000
11/20/19	Water, Wastewater and Drainage	2019	3,240,000	3,160,000
03/24/21	Water, Wastewater and Drainage	2021	3,190,000	3,190,000 <sup>(a)</sup>
<b>Subtotal</b>			<b>\$ 12,180,000</b>	<b>\$ 12,000,000</b>

(a) The Bonds.

**Cash and Investment Balances - Table 7<sup>(a)</sup>**

General Fund	\$ 1,678,364
Debt Service Fund	586,090 <sup>(b)</sup>
Capital Projects Fund	606,296

(a) Unaudited as of February 23, 2021.

(b) Does not include approximately twenty-four months of capitalized interest to be deposited into the Debt Service Fund from proceeds of the Bonds at 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; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed or guaranteed by the State of Israel; (7) certificates of deposit and share certificates meeting the requirements of the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code, as amended) (the "PFIA") (i) that are issued by or through an institution that has its main office or a branch office in Texas and are guaranteed or insured by the 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; (8) fully collateralized repurchase agreements that have a defined termination date, are fully secured by obligations described in clause (1), and are placed through a primary government securities dealer or a financial institution doing business in the State of Texas; (9) certain bankers' acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least A-1 or P-1 or the equivalent by at least one nationally recognized credit rating agency; (10) commercial paper with a stated maturity of 270 days or less that is rated at least A-1 or P-1 or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank; (11) no-load money market mutual funds registered with and regulated by the SEC that have a dollar weighted average stated maturity of 90 days or less and include in their investment objectives the maintenance of a stable net asset value of \$1 for each share; and (12) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, invest exclusively in obligations described in the this paragraph, and are continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described below.

A political subdivision such as the District may enter into securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are described in clauses (1) through (6) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than A or its equivalent or (c) cash invested in obligations described in clauses (1) through (6) above, clauses (10) through (12) above, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the District, held in the District's name and deposited at the time the investment is made with the District or a third party designated by the District; (iii) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State of Texas; and (iv) the agreement to lend securities has a term of one year or less.

The District may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than AAA or AAAM or an equivalent by at least one nationally recognized rating service. The District may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the District must do so by order, ordinance, or resolution.

The District is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under 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 February 23, 2021, was invested in TexPool. This investment portfolio is generally representative of the District's investment practices. GASB Statement No. 3 requires the District to assign risk categories for its investment, except those in which

securities are not used as evidence of the investment. TexPool is a public funds investment pool. TexPool has not been assigned a risk category since the District has not issued securities, but rather it owns an undivided beneficial interest in the assets of TexPool. State law requires the District to mark its investments to market price each calendar quarter and upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the District's audited financial statements.

Investment Value as of February 23, 2021	
Cash	\$ 61,714
TexPool	2,809,036
<b>Total Investments</b>	<b>\$ 2,870,750</b>

#### Estimated Overlapping Debt Statement

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from several sources, including information contained in "Texas Municipal Reports," published by the Municipal Advisory Council of Texas. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. Political subdivision 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	Total Tax Supported Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Williamson County	\$ 963,095,000	2/28/2021	0.110%	\$ 1,059,405
Liberty Hill Independent School District	223,368,665	2/28/2021	2.030%	4,534,384
Williamson County ESD No. 4	(a)	2/28/2021	0.000%	-
Williamson Co. FM/RD	(a)	2/28/2021	0.000%	-
<b>TOTAL ESTIMATED OVERLAPPING NET DEBT</b>				<b>\$ 5,593,788</b>
The District <sup>(b)</sup>	\$ 12,000,000	3/24/2021	100.00%	\$ 12,000,000
<b>TOTAL DIRECT AND ESTIMATED OVERLAPPING DEBT</b>				<b>\$ 17,593,788</b>
<b>Ratio of Direct and Estimated Overlapping Debt to 2020 Certified Assessed Valuation</b>				<b>16.69%</b>
<b>Ratio of Direct and Estimated Overlapping Debt to Estimated Assessed Valuation as of February 1, 2021</b>				<b>10.99%</b>

(a) Taxing jurisdiction with no outstanding debt.

(b) Includes the Bonds.

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## Overlapping Taxes for 2020

Overlapping Entity	2020 Tax Rate Per	
	\$100 Assessed Valuation Williamson County	Average Tax Bill <sup>(a)</sup> Williamson County
Williamson County	\$0.418719	\$ 1,279
Liberty Hill Independent School District	1.418400	4,334
Williamson County ESD No. 4	0.093295	285
Williamson Co. FM/RD	0.040000	122
The District	0.900000	2,750
<b>Total</b>	<b><u>\$2.870414</u></b>	<b><u>\$ 8,770</u></b>

(a) Based upon the 2019 average taxable single-family home value of \$305,530 as provided by WCAD.

## TAX DATA

### Classification of Assessed Valuation - Table 9

Type Property	2020 <sup>(a)</sup>		2019 <sup>(a)</sup>		2018 <sup>(a)</sup>	
	Amount	%	Amount	%	Amount	%
Single Family Residential	\$ 70,076,408	66.33%	\$ 57,142,178	71.78%	\$ 36,697,685	62.08%
Vacant Platted Lots	91,557	0.09%	2,447,375	3.07%	4,470	0.01%
Real Acreage	68,187	0.06%	131,875	0.17%	126,638	0.21%
Farm and Ranch Improvements	7,180,066	6.80%	4,053,360	5.09%	7,956,985	13.46%
Tangible Personal Business	97,350	0.09%	377,265	0.47%	185,762	0.31%
Real Inventory	31,139,581	29.47%	17,757,555	22.31%	16,186,009	27.38%
Exempt Property	2,704,318	2.56%	3,063,721	3.85%	7,355	0.01%
Adjustments & Exemptions	<u>(5,704,140)</u>	<u>-5.40%</u>	<u>(5,367,034)</u>	<u>-6.74%</u>	<u>(2,051,377)</u>	<u>-3.47%</u>
<b>Total</b>	<b>\$ 105,653,327</b>	<b>100.00%</b>	<b>\$ 79,606,295</b>	<b>100.00%</b>	<b>\$ 59,113,527</b>	<b>100.00%</b>

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

### Tax Collections - Table 10

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

Year	Assessed Valuation	Tax Rate	Tax Levy	Current		Total		Year Ending
				Amount	%	Amount	%	
2011	\$ 370,971 <sup>(a)</sup>	\$ 0.9000	\$ 3,339	\$ 3,339	100.00%	\$ 3,339	100.00%	9/30/2012
2012	90,030 <sup>(a)</sup>	0.9000	810	810	100.00%	810	100.00%	9/30/2013
2013	73,708 <sup>(a)</sup>	0.9000	663	663	100.00%	663	100.00%	9/30/2014 <sup>(b)</sup>
2014	4,835,036 <sup>(a)</sup>	0.9000	43,515	43,515	100.00%	43,515	100.00%	9/30/2015 <sup>(b)</sup>
2015	12,204,684 <sup>(a)</sup>	0.9000	109,842	109,842	100.00%	109,842	100.00%	9/30/2016 <sup>(b)</sup>
2016	31,612,255 <sup>(a)</sup>	0.9000	284,510	284,510	100.00%	284,510	100.00%	9/30/2017 <sup>(b)</sup>
2017	40,836,486 <sup>(a)</sup>	0.9000	367,529	367,529	100.00%	367,529	100.00%	9/30/2018 <sup>(b)</sup>
2018	59,113,527 <sup>(a)</sup>	0.9000	532,028	529,264	99.48%	529,264	99.48%	9/30/2019 <sup>(b)</sup>
2019	79,606,295 <sup>(a)</sup>	0.9000	716,463	714,283	99.70%	714,283	99.70%	9/30/2020 <sup>(b)</sup>
2020	105,421,373	0.9000	948,792	793,159	83.60%	793,159	83.60%	9/30/2021 <sup>(c)</sup>

(a) Assessed Valuation reflects the adjusted value as of September 30<sup>th</sup> as included in the audited financial statement.

(b) Audited.

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

**District Tax Rates - Table 11**

	Tax Rates per \$100 Assessed Valuation					
	2020	2019	2018	2017	2016	2015
<b>Debt Service</b>	\$ 0.3285	\$ 0.2760	\$ 0.1700	\$ 0.3015	\$ -	\$ -
<b>Maintenance</b>	<u>0.5715</u>	<u>0.6240</u>	<u>0.7300</u>	<u>0.5985</u>	<u>0.9000</u>	<u>0.9000</u>
<b>Total</b>	<b>\$ 0.9000</b>	<b>\$ 0.9000</b>	<b>\$ 0.9000</b>	<b>\$ 0.9000</b>	<b>\$ 0.9000</b>	<b>\$ 0.9000</b>

**Debt Service Tax**

The District's tax rate for debt service on the Bonds is legally unlimited as to rate or amount. As shown above under "District Tax Rates – Table 11," the District levied a 2020 debt service tax rate of \$0.3285/\$100 assessed valuation

**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 November 4, 2008, 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 2020 maintenance and operation tax of \$0.5715/\$100 assessed valuation. See "THE DISTRICT – General."

**Principal Taxpayers - Table 12**

The following list of principal taxpayers was provided by WCAD based on the 2020, 2019 and 2018 tax rolls of the District, which reflect ownership as of January 1 of each year shown.

Name	Type of Property	2020 <sup>(a)</sup>	2019 <sup>(a)</sup>	2018 <sup>(a)</sup>
Oaks at San Gabriel LLC <sup>(c)</sup>	Land and Improvements	\$ 19,086,086	\$ 14,410,527	\$ 13,573,728
Calatlantic Homes of Texas Inc. <sup>(d)</sup>	Land and Improvements	3,066,773	1,620,372	1,092,755
Westin Homes & Properties LP <sup>(d)</sup>	Land and Improvements	1,331,837	(b)	(b)
Gehan Homes LTD <sup>(d)</sup>	Land and Improvements	1,210,916	(b)	(b)
Calatlantic Homes of Texas Inc. <sup>(d)</sup>	Land and Improvements	940,576	1,421,067	(b)
Westin Homes & Properties LP <sup>(d)</sup>	Land and Improvements	921,536	(b)	(b)
Clayton Properties Group Inc. <sup>(d)</sup>	Land and Improvements	837,760	646,321	(b)
Scott Felder Homes LLC <sup>(d)</sup>	Land and Improvements	586,432	556,500	1,002,523
Westin Homes & Properties LP <sup>(d)</sup>	Land and Improvements	456,977	(b)	(b)
Calatlantic Homes of Texas Inc. <sup>(d)</sup>	Land and Improvements	447,036	1,008,078	(b)
Individual Homeowner	Land and Improvements	(b)	442,666	470,641
Individual Homeowner	Land and Improvements	(b)	431,400	444,730
Individual Homeowner	Land and Improvements	(b)	421,338	443,541
Individual Homeowner	Land and Improvements	(b)	412,543	435,347
Individual Homeowner	Land and Improvements	(b)	(b)	432,143
Individual Homeowner	Land and Improvements	(b)	(b)	431,631
Highland Homes - Austin LLC <sup>(d)</sup>	Land and Improvements	(b)	(b)	618,671
<b>Total</b>		<u>\$ 28,885,929</u>	<u>\$ 21,370,812</u>	<u>\$ 18,945,710</u>
Percent of Assessed Valuation		27.40%	26.85%	32.05%

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

(b) Not a principal taxpayer in respective year.

(c) The Developer. On October 15, 2020, the Developer filed suit against WCAD in protest of the property valuation by WCAD of land owned by the Developer within the District.

(d) The designated taxpayers are concentrated in the homebuilding industry. See "THE DEVELOPER – Homebuilders within the District" and "INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments – Dependence Upon the Developer, Lot Owners and Homebuilders."

## Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation from the 2020 Certified Assessed Valuation and Estimated Assessed Valuation as of February 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 - Impact on District Tax Rates."

Average Requirement on the Bonds and the Outstanding Bonds (2021 through 2040) .....	\$823,653
\$0.83 Tax Rate on 2020 Certified Assessed Valuation of \$105,421,373 @ 95% collections produces .....	\$831,248
\$0.55 Tax Rate on Estimated Assessed Valuation as of February 1, 2021 of \$160,060,000 @ 95% collections produces .....	\$836,314
Maximum Requirement on the Bonds and the Outstanding Bonds (2038) .....	\$911,463
\$0.92 Tax Rate on 2020 Certified Assessed Valuation of \$105,421,373 @ 95% collections produces .....	\$921,383
\$0.60 Tax Rate on Estimated Assessed Valuation as of February 1, 2021 of \$160,060,000 @ 95% collections produces .....	\$912,342

## Debt Service Fund Management Index

Debt Service Requirements for year ending 12/31/21 .....	\$492,690 <sup>(a)</sup>
Audited Debt Service Fund Balance as of 9/30/20 .....	344,276 <sup>(b)</sup>
Capitalized Interest included in Bond proceeds .....	145,539 <sup>(c)</sup>
2020 Debt Service Tax Levy @ 95% collections produces .....	<u>328,994 <sup>(d)</sup></u>
Total Available for Debt Service .....	<u>\$818,809</u>

(a) Interest requirements on the Bonds begin September 1, 2021.

(b) Audited as of September 30, 2020. Represents debt service fund balance after all 2020 debt service requirements have been paid.

(c) Represents approximately two years of capitalized interest to be deposited into the Debt Service Fund from proceeds of the Bonds at closing.

(d) The District levied a 2020 debt service tax rate of \$0.3285, payment of which was due with no penalty by January 31, 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 – Debt Service Tax" and "-Maintenance Tax."

### Property Tax Code and County Wide Appraisal District

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

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

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

**General:** Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran's residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See "TAX DATA."

**Residential Homestead Exemptions:** The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised value of residential homesteads from ad valorem taxation if the exemption is adopted by the governing board of the political subdivision before July 1. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The District has never adopted a general homestead exemption.

**Tax Abatement:** The City and Williamson County may designate all or part of the District as a reinvestment zone, and the District, Williamson County, and (after annexation of the area) the City may thereafter enter into tax abatement agreements with the owners of property within the zone. The tax abatement agreements may exempt from ad valorem tax, by the applicable taxing jurisdictions, and by the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. According to the District's Tax Assessor/Collector, to date, none of the area within the District has been designated as a reinvestment zone.

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

receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has not taken action to tax goods-in-transit.

***Temporary Exemption for Qualified Property Damaged by a Disaster:*** The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% 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 by the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised. There is currently no judicial precedent for how the statute will be applied but Texas Attorney General Opinion KP-0299, issued on April 13, 2020, concluded a court would likely find the Texas Legislature intended to limit the temporary tax exemption to apply to property physically harmed as a result of a declared disaster.

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

Generally, property in the District must be appraised by WCAD at one hundred percent (100%) of market value as of January 1 of each year. Once an appraisal roll is prepared and formally approved by the Appraisal Review Board, it is used by 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.

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

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

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



## Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer the collection functions to another governmental entity. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board based upon the valuation of property within the District as of the preceding January 1. And 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 after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances.

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

## Tax Payment Installments

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

## Rollback of Operation and Maintenance Tax Rate

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

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

**Developed Districts:** Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Texas Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, 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. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

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

**The District:** A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis, beginning with the 2020 tax year. For the 2020 tax year, the Board of Directors has designated the District as a Developing District, but the District cannot give any assurances as to what its classification will be at any future point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

### **District's Rights In The Event Of Tax Delinquencies**

Taxes levied by the District are a personal obligation of the owner of the property on January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all State and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. See "FINANCIAL STATEMENT - Overlapping Taxes for 2020". 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 commercial property within six months and residential and all other types of 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.

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

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

## **LEGAL MATTERS**

### **Legal Opinions**

Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and binding obligations of the District payable from 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 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**

### **Opinion**

On the date of initial delivery of the Bonds, Bond Counsel will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law") (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the 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 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 judgement based upon its review of Existing Law and the representations of the District that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the 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"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

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

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

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

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

### **Collateral Federal Income Tax Consequences**

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

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

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM RECENTLY ENACTED LEGISLATION OR 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 decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

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

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

the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty-percent (20%) as a “financial institution preference item.”

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

### Annual Reports

The 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 2 through 12 and in Appendix A, if such audited financial statements as provided 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 end, the District will file unaudited financial statements within such twelve-month (12) period and file audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix A or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

### 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 District, 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. Neither the Bonds nor the Bond Order make any provision for a debt service reserve or a trustee.

For these purposes, any event described in clause (12) of the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the 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 or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

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

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

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

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

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

#### **Limitations and Amendments**

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

This continuing disclosure agreement may be amended by the District from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (1) the provisions, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of the Bond Order that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) 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 Bonds in the primary offering of the Bonds.

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

During the past five years, the District has been in compliance in all material respects with its continuing disclosure undertaking in accordance with SEC Rule 15c2-12.

## **FINANCIAL ADVISOR**

The Official Statement was compiled and edited under the supervision of Public Finance Group LLC (the “Financial Advisor”), which firm was employed in 2014 as Financial Advisor to the 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” – Gray Engineering, Inc. (“District Engineer”); “THE DEVELOPER” – Oaks at San Gabriel LLC; “FINANCIAL STATEMENT - Unlimited Tax Bonds Authorized But Unissued” - Records of the District, “FINANCIAL STATEMENT” – Williamson 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; “DEBT SERVICE REQUIREMENTS – TABLE 3” - Financial Advisor; “THE BONDS” (except “Payment Record”), “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” (other than the subcaption “- 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 Maxwell, Locke & Ritter LLP, Certified Public Accountants, and excerpts of the District's Draft 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.

### **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 West Williamson County Municipal Utility District No. 1, as of the date shown on the first page hereof.

/s/ D. Russell (Russ) Stapleton  
President, Board of Directors  
West Williamson County Municipal Utility District No. 1

/s/ Herbert (Trey) Dickehut  
Secretary, Board of Directors  
West Williamson County 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 includes the audited financial statements of the District for the fiscal year ended September 30, 2020.



**West Williamson County  
Municipal Utility District  
No. 1**

**Financial Statements and  
Supplemental Information  
as of and for the Year Ended  
September 30, 2020 and  
Independent Auditors' Report**

# WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

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**ANNUAL FILING AFFIDAVIT**

# ANNUAL FILING AFFIDAVIT

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
(Name of District)

hereby swear, or affirm, that the District named above has reviewed and approved at a meeting of the Board of Directors of the District on the **26th day of January, 2021**, its annual audit report for the fiscal year ended **September 30, 2020** and that copies of the annual audit report have been filed in the District's office, located at:

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

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

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 AUDITORS' REPORT**



MAXWELL LOCKE & RITTER LLP

*Accountants and Consultants*

*An Affiliate of CPAmerica International*

tel (512) 370 3200 fax (512) 370 3250

www.mlrpc.com

Austin: 401 Congress Avenue, Suite 1100

Austin, TX 78701

Round Rock: 411 West Main Street, Suite 300

Round Rock, TX 78664

## **Independent Auditors' Report**

To the Board of Directors of  
West Williamson County Municipal Utility District No. 1:

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of West Williamson County 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.

### **Auditors' 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.

Affiliated Company

ML&R WEALTH MANAGEMENT LLC

*"A Registered Investment Advisor"*

*This firm is not a CPA firm*

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' 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 entity'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 budgetary comparison information on pages MDA-1 through MDA-7 and FS-18, respectively, 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 supplemental information and other supplemental information listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Texas supplemental information listed in the table of contents 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas supplemental information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other supplemental information listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

*Maxwell Locke & Ritter LLP*

Austin, Texas  
January 26, 2021



**MANAGEMENT'S DISCUSSION  
AND ANALYSIS**

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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In accordance with Governmental Accounting Standards Board Statement 34 (“GASB 34”), the management of West Williamson County 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 the current year’s activities, resulting changes, and currently known facts, it should be read in conjunction with the District’s basic financial statements that follow.

**FINANCIAL HIGHLIGHTS**

- *General Fund:* At the end of the current fiscal year, the total fund balance was \$1,229,599, an increase of \$482,923 from the previous fiscal year. General Fund revenues increased from \$509,555 in the previous fiscal year to \$657,145 in the current fiscal year primarily due to an increase in the District’s assessed valuation and an increase in drainage fee collections.
- *Debt Service Fund:* Fund balance restricted for debt service increased from \$340,283 in the previous fiscal year to \$344,276 in the current fiscal year. Debt Service Fund revenues increased from \$112,176 in the previous fiscal year to \$224,784 in the current fiscal year. The Debt Service Fund received \$195,553 of proceeds from the issuance of Series 2019 unlimited tax bonds to set aside for future debt service payments.
- *Capital Projects Fund:* Fund balance restricted for capital projects increased from \$250,581 in the previous fiscal year to \$703,875 in the current fiscal year. The District issued \$3,240,000 of Series 2019 unlimited tax bonds and used the proceeds to purchase \$2,066,358 of infrastructure and pay \$350,697 of bond related expenditures.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had expenses net of revenues of \$182,847 in the current fiscal year. Net position decreased from a deficit balance of \$577,594 at September 30, 2019 to a deficit balance of \$760,441 at September 30, 2020.

**OVERVIEW OF THE DISTRICT**

The District was created by Senate Bill 1887, Acts of the 79th Texas Legislature, Regular Session 2005, now codified as Chapter 8135, Texas Special District Local Laws Code, as a municipal utility district created under and essential to accomplish the purposes of Sections 52 and 52-a, Article III, Texas Constitution, and Section 59, Article XVI, Texas Constitution.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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**USING THIS ANNUAL REPORT**

This annual report consists of six parts:

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

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

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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**OVERVIEW OF THE FINANCIAL STATEMENTS (continued)**

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

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

**Statement of Net Position:**

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2020	2019	
Current and other assets	\$ 2,347,260	\$ 1,365,082	\$ 982,178
Capital assets	8,454,879	6,503,477	1,951,402
Total Assets	<u>\$ 10,802,139</u>	<u>\$ 7,868,559</u>	<u>\$ 2,933,580</u>
Current liabilities	\$ 192,486	\$ 91,551	\$ 100,935
Long-term liabilities	11,370,094	8,354,602	3,015,492
Total Liabilities	<u>11,562,580</u>	<u>8,446,153</u>	<u>3,116,427</u>
Net investment in capital assets	(2,275,807)	(1,610,544)	(665,263)
Restricted for debt service	321,643	324,032	(2,389)
Unrestricted	<u>1,193,723</u>	<u>708,918</u>	<u>484,805</u>
Total Net Position	<u>\$ (760,441)</u>	<u>\$ (577,594)</u>	<u>\$ (182,847)</u>

The District's net position decreased by \$182,847 during the 2020 fiscal year to a deficit balance of \$760,441 at September 30, 2020 from the previous year's deficit balance of \$577,594.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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

**Revenues and Expenses:**

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2020	2019	
Property taxes, including penalties	\$ 716,562	\$ 532,314	\$ 184,248
Drainage fees	154,700	61,600	93,100
Interest and other	18,623	36,098	(17,475)
Total Revenues	889,885	630,012	259,873
Professional fees	127,039	138,615	(11,576)
Repairs/maintenance	31,202	250,975	(219,773)
Developer interest	195,553	271,132	(75,579)
Other	17,774	15,133	2,641
Debt service	584,262	542,350	41,912
Depreciation/amortization	116,902	77,095	39,807
Total Expenses	1,072,732	1,295,300	(222,568)
Change in Net Position	(182,847)	(665,288)	482,441
Beginning Net Position	(577,594)	87,694	(665,288)
Ending Net Position	\$ (760,441)	\$ (577,594)	\$ (182,847)

Revenues were \$889,885 for the fiscal year ended September 30, 2020 while expenses were \$1,072,732. Net position decreased \$182,847 during the 2020 fiscal year.

Property tax revenues in the current fiscal year totaled \$716,562. 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 \$79,606,295 and a tax rate of \$0.90 per \$100 of assessed valuation. Property taxes levied for the 2018 tax year (September 30, 2019 fiscal year) were based upon an adjusted assessed valuation of \$59,113,527 and a tax rate of \$0.90 per \$100 of assessed valuation.

The tax rate levied is determined after the District's Board of Directors reviews the General Fund budget requirements and the Debt Service Fund debt service obligations of the District, if any. At September 30, 2020, property taxes comprised over 80% of the District's total revenue sources.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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**ANALYSIS OF GOVERNMENTAL FUNDS**

Governmental Funds by Year

	<u>2020</u>	<u>2019</u>
Cash and cash equivalents	\$ 2,159,514	\$ 1,331,293
Interfund receivables	12,867	32,743
Other receivables	123,778	3,464
Prepaid expenditures	<u>8,435</u>	<u>30,325</u>
Total Assets	<u>\$ 2,304,594</u>	<u>\$ 1,397,825</u>
Accounts payable	\$ 8,499	\$ 24,778
Interfund payables	12,867	32,743
Total Liabilities	<u>21,366</u>	<u>57,521</u>
Deferred Inflows of Resources	<u>5,478</u>	<u>2,764</u>
Nonspendable	1,257	217
Restricted	1,048,151	590,864
Unassigned	1,228,342	746,459
Total Fund Balances	<u>2,277,750</u>	<u>1,337,540</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 2,304,594</u>	<u>\$ 1,397,825</u>

As of September 30, 2020, the District's governmental funds reflected a fund balance of \$2,277,750. This includes fund balance increases of \$482,923, \$3,993, and \$453,294 in the General Fund, Debt Service Fund, and Capital Projects Fund, respectively, during the current fiscal year.

**BUDGETARY HIGHLIGHTS**

The General Fund pays for daily operating expenditures. The Board of Directors adopted a budget on August 27, 2019 for the 2020 fiscal year. The budget included revenues of \$557,758 as compared to expenditures of \$151,860 for the 2020 fiscal year. When comparing actual figures to budgeted amounts, the District had an overall positive variance of \$77,025 primarily due to higher than anticipated drainage fee revenues, which was offset partially by repair and maintenance projects being higher than initially anticipated. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information*.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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**CAPITAL ASSETS**

The District's governmental activities have invested \$8,454,879 in land, water, wastewater, and drainage facilities. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	<u>9/30/2020</u>	<u>9/30/2019</u>
Land	\$ 2,767,469	\$ 2,767,469
Water/wastewater/drainage system	5,920,000	3,853,642
Less: Accumulated depreciation	<u>(232,590)</u>	<u>(117,634)</u>
Total Net Capital Assets	<u>\$ 8,454,879</u>	<u>\$ 6,503,477</u>

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

**LONG-TERM DEBT ACTIVITY**

Voters within the District have authorized issuance of \$59,200,000 of unlimited tax bonds to fund the cost of proposed utility facilities and related non-construction costs based upon the District's engineer reports. Additionally, \$7,625,000 of parks and recreational facilities bonds were approved by voters of the District, none of which have been issued as of September 30, 2020. As of September 30, 2020, \$8,990,000 of unlimited tax bonds have been issued, and \$50,210,000 remains to be issued. The ratio of the District's current outstanding long-term debt (\$8,810,000) to the 2019 total taxable assessed valuation (\$79,606,295) is 11.1%. The District's population as provided by the District, as of September 30, 2020, is 900. More detailed information about the District's long-term debt is presented in the *Notes to the Basic Financial Statements*.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
YEAR ENDED SEPTEMBER 30, 2020**

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

The property tax assessed value for the 2020 tax year (fiscal year 2021) is approximately \$106 million. The fiscal year 2020 tax rate is \$0.90 on each \$100 of taxable value. Approximately 64% of property taxes collected during fiscal year 2021 will fund general operating expenses and 36% will fund debt service obligations.

The adopted budget for fiscal year 2021 projects an operating fund balance increase of \$489,687. Compared to the fiscal year 2020 budget, General Fund revenues are expected to increase by \$113,000 and expenditures are expected to increase by \$29,000.

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic, which continues to spread throughout the United States. While the disruption is expected to be temporary, there is uncertainty around the severity and duration. Therefore, while this issue may negatively impact the District’s results of operations and financial position, the related financial impact cannot be reasonably estimated at this time. The District is actively managing its operations to maintain its cash flow and management believes that the District has adequate liquidity.

**REQUESTS FOR INFORMATION**

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



**BASIC  
FINANCIAL STATEMENTS**

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

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Net Position
<b><u>ASSETS</u></b>						
Cash	\$ 66,478	\$ -	\$ -	\$ 66,478	\$ -	\$ 66,478
Cash equivalents	1,039,196	349,965	703,875	2,093,036	-	2,093,036
Receivables:						
Property taxes	4,124	1,354	-	5,478	-	5,478
Drainage fees	118,300	-	-	118,300	-	118,300
Interfund	12,867	-	-	12,867	(12,867)	-
Prepaid expenditures	1,257	-	7,178	8,435	55,533	63,968
Capital assets, net of accumulated depreciation-						
Land and easements	-	-	-	-	2,767,469	2,767,469
Water/wastewater/drainage facilities	-	-	-	-	5,687,410	5,687,410
<b>TOTAL ASSETS</b>	<b>\$ 1,242,222</b>	<b>\$ 351,319</b>	<b>\$ 711,053</b>	<b>\$ 2,304,594</b>	<b>8,497,545</b>	<b>10,802,139</b>
<b><u>LIABILITIES</u></b>						
Accounts payable	\$ 8,499	\$ -	\$ -	\$ 8,499	-	8,499
Accrued bond interest payable	-	-	-	-	23,987	23,987
Interfund payables	-	5,689	7,178	12,867	(12,867)	-
Long-term liabilities-						
Due to developer	-	-	-	-	2,704,274	2,704,274
Bonds payable:						
Due within one year	-	-	-	-	160,000	160,000
Due after one year	-	-	-	-	8,665,820	8,665,820
<b>TOTAL LIABILITIES</b>	<b>8,499</b>	<b>5,689</b>	<b>7,178</b>	<b>21,366</b>	<b>11,541,214</b>	<b>11,562,580</b>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>						
Deferred revenue - property taxes	4,124	1,354	-	5,478	(5,478)	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>4,124</b>	<b>1,354</b>	<b>-</b>	<b>5,478</b>	<b>(5,478)</b>	<b>-</b>
<b><u>FUND BALANCES / NET POSITION</u></b>						
Fund balances:						
Nonspendable	1,257	-	-	1,257	(1,257)	-
Restricted for debt service	-	344,276	-	344,276	(344,276)	-
Restricted for authorized construction	-	-	703,875	703,875	(703,875)	-
Unassigned	1,228,342	-	-	1,228,342	(1,228,342)	-
<b>TOTAL FUND BALANCES</b>	<b>1,229,599</b>	<b>344,276</b>	<b>703,875</b>	<b>2,277,750</b>	<b>(2,277,750)</b>	<b>-</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 1,242,222</b>	<b>\$ 351,319</b>	<b>\$ 711,053</b>	<b>\$ 2,304,594</b>		
Net position:						
Net investment in capital assets					(2,275,807)	(2,275,807)
Restricted for debt service					321,643	321,643
Unrestricted					1,193,723	1,193,723
<b>TOTAL NET POSITION</b>					<b>\$ (760,441)</b>	<b>\$ (760,441)</b>

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

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**YEAR ENDED SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Activities
<b>REVENUES:</b>						
Property taxes, including penalties	\$ 494,935	\$ 218,913	\$ -	\$ 713,848	\$ 2,714	\$ 716,562
Drainage fees	154,700	-	-	154,700	-	154,700
Interest and other	7,510	5,871	5,242	18,623	-	18,623
<b>TOTAL REVENUES</b>	<b>657,145</b>	<b>224,784</b>	<b>5,242</b>	<b>887,171</b>	<b>2,714</b>	<b>889,885</b>
<b>EXPENDITURES / EXPENSES:</b>						
Repairs/maintenance	26,736	-	-	26,736	-	26,736
Mowing and landscape maintenance	4,466	-	-	4,466	-	4,466
Legal fees	34,456	-	-	34,456	-	34,456
Engineering fees	65,383	-	-	65,383	-	65,383
Bookkeeping fees	17,200	-	-	17,200	-	17,200
Audit fees	10,000	-	-	10,000	-	10,000
Director fees, including payroll taxes	9,043	-	-	9,043	-	9,043
Insurance	1,486	-	-	1,486	-	1,486
Financial advisor fees	1,005	445	-	1,450	-	1,450
Tax appraisal/collection fees	3,050	1,348	-	4,398	-	4,398
Public notice	410	-	-	410	-	410
Other	987	-	-	987	-	987
Developer interest	-	-	195,553	195,553	-	195,553
Debt service:						
Principal	-	130,000	-	130,000	(130,000)	-
Interest	-	283,351	-	283,351	7,214	290,565
Fiscal agent fees	-	1,200	-	1,200	-	1,200
Bond issuance costs	-	-	350,697	350,697	(58,200)	292,497
Capital outlay	-	-	2,066,358	2,066,358	(2,066,358)	-
Depreciation	-	-	-	-	114,956	114,956
Amortization	-	-	-	-	1,946	1,946
<b>TOTAL EXPENDITURES / EXPENSES</b>	<b>174,222</b>	<b>416,344</b>	<b>2,612,608</b>	<b>3,203,174</b>	<b>(2,130,442)</b>	<b>1,072,732</b>
Excess (deficit) of revenues over (under) expenditures / expenses	482,923	(191,560)	(2,607,366)	(2,316,003)	2,133,156	(182,847)
<b>OTHER FINANCING SOURCES:</b>						
Issuance of bonds	-	195,553	3,044,447	3,240,000	(3,240,000)	-
Bond premium	-	-	16,213	16,213	(16,213)	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-</b>	<b>195,553</b>	<b>3,060,660</b>	<b>3,256,213</b>	<b>(3,256,213)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>482,923</b>	<b>3,993</b>	<b>453,294</b>	<b>940,210</b>	<b>(940,210)</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(182,847)</b>	<b>(182,847)</b>
<b>FUND BALANCES / NET POSITION:</b>						
Beginning of the year	746,676	340,283	250,581	1,337,540	(1,915,134)	(577,594)
End of the year	\$ 1,229,599	\$ 344,276	\$ 703,875	\$ 2,277,750	\$ (3,038,191)	\$ (760,441)

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

**NOTES TO THE BASIC  
FINANCIAL STATEMENTS**

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**1. SIGNIFICANT ACCOUNTING POLICIES**

The accounting and reporting policies of West Williamson County 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. GAAP for local governments include those principles prescribed by the Governmental Accounting Standards Board (“GASB”), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below, and, where appropriate, subsequent pronouncements will be referenced.

**Reporting Entity** - The District was created by Senate Bill 1887, Acts of the 79<sup>th</sup> Texas Legislature, Regular Session 2005, now codified as Chapter 8135, Texas Special District Local Laws Code, as a municipal utility district created under and essential to accomplish the purposes of Sections 52 and 52-a, Article III, Texas Constitution, and Section 59, Article XVI, Texas Constitution. The reporting entity of the District encompasses those activities and functions over which the District’s elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors (the “Board”) which has been elected by District residents or appointed by the Board. The District is not included in any other governmental “reporting entity” as defined by GASB since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units which are included in the District’s reporting entity.

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

- **Government-Wide Financial Statements:** The District’s Statement of Net Position includes 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, as applicable. In addition, the government-wide Statement of Activities column reflects depreciation expense on the District’s capital assets, if any, 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.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

- **Fund Financial Statements:** Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenue 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, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

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

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

***Basis of Accounting***

- **Governmental Funds**

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

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

- **Governmental Funds (continued)**

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

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

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

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

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

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

***Budgets and Budgetary Accounting*** - A budget was adopted on August 27, 2019 for the General Fund on a basis consistent with GAAP. The District's Board utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year-end. The budget was not amended during the fiscal year.

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

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

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

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

***Capital Assets*** - Capital assets are reported in the government-wide column in the Statement of Net Position. Public domain ("infrastructure") capital assets including water, wastewater and drainage facilities are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received.

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

Asset	Years
Water/wastewater/drainage facilities	50



**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

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

***Long-Term Debt*** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the government-wide Statement of Net Position. Bond premiums and original issue discounts are deferred 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. Bond insurance costs are reported as assets and amortized over the term of the related debt.

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

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

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

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

***Fund Equity*** - The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. See Note 10 for additional information on those fund balance classifications.

***Accounting Estimates*** - The preparation of financial statements in conformity with GAAP, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

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

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

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

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

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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

***Recently Issued Accounting Pronouncements*** - In June 2017, GASB issued GASB Statement No. 87, *Leases*, effective for fiscal years beginning after June 15, 2021. The objective of GASB Statement No. 87 is to improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. GASB Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB Statement No. 87, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. Management is evaluating the effects that the full implementation of GASB Statement No. 87 will have on its financial statements for the year ended September 30, 2022.

**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		\$ 2,277,750
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds-		
Capital assets	\$ 8,687,469	
Less: Accumulated depreciation	<u>(232,590)</u>	8,454,879
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred inflows for revenues earned but not available.		5,478
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds-		
Bonds payable	(8,810,000)	
Issuance premium, net	(15,820)	
Bond insurance premium, net	55,533	
Due to developer	(2,704,274)	
Accrued interest	<u>(23,987)</u>	(11,498,548)
Total net position		<u>\$ (760,441)</u>

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**2. RECONCILIATION OF THE GOVERNMENTAL FUNDS (continued) -**

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

Changes in fund balances - total governmental funds		\$ 940,210
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital outlay in year paid	\$ 2,066,358	
Bond insurance in year paid	58,200	
Interest expenditures in year paid	(7,214)	
Property taxes in year collected	2,714	
Bond principal in year paid	130,000	
Bond proceeds, net of premium, in year received	<u>(3,256,213)</u>	(1,006,155)
Governmental funds do not report:		
Depreciation	(114,956)	
Amortization	<u>(1,946)</u>	(116,902)
Change in net position		<u><u>\$ (182,847)</u></u>

**3. CASH AND CASH EQUIVALENTS**

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

**Cash** - At September 30, 2020, the carrying amount of the District's deposits was \$66,478 and the bank balance was \$74,598. The bank balance was covered by FDIC insurance.

**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.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**3. CASH AND CASH EQUIVALENTS (continued) -**

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

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

At September 30, 2020, the District held the following cash equivalents:

Investment	Fair Value at 9/30/2020	Weighted Average Maturity (Days)	Investment Rating	
			Rating	Rating Agency
TexPool	\$ 2,093,036	1	AAAm	Standard & Poors

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

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**3. CASH AND CASH EQUIVALENTS (continued) -**

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

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

**Custodial credit risk** - Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The 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 fully covered by FDIC insurance.

**4. PROPERTY TAXES**

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Williamson Central Appraisal District established appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Williamson County Tax Assessor Collector bills and collects the District's property taxes. The Board set current tax rates, applicable to fiscal year 2020, on August 27, 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 a total taxable assessed valuation of \$79,606,295 was \$0.90 on each \$100 valuation and was allocated \$0.624 to the General Fund and \$0.276 to the Debt Service Fund. The maximum allowable maintenance tax of \$1.50 was established by the voters on November 4, 2008. As of September 30, 2020, the District had uncollected property taxes of \$4,124 for the General Fund and \$1,354 for the Debt Service Fund. The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

**5. INTERFUND ACCOUNTS**

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

	<b>Interfund</b>	
	<b>Receivable</b>	<b>Payable</b>
<b>General Fund:</b>		
Debt Service Fund	\$ 5,689	\$ -
Capital Projects Fund	7,178	-
<b>Debt Service Fund-</b>		
General Fund	-	5,689
<b>Capital Projects Fund-</b>		
General Fund	-	7,178
	<u>\$ 12,867</u>	<u>\$ 12,867</u>

**6. CHANGES IN CAPITAL ASSETS**

A summary of changes in capital assets follows:

	<b>Balance 9/30/2019</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 9/30/2020</b>
Capital assets not being depreciated:				
Land and easements	<u>\$ 2,767,469</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,767,469</u>
Capital assets being depreciated-				
Water/wastewater/drainage facilities	<u>3,853,642</u>	<u>2,066,358</u>	<u>-</u>	<u>5,920,000</u>
Total capital assets being depreciated	<u>3,853,642</u>	<u>2,066,358</u>	<u>-</u>	<u>5,920,000</u>
Less accumulated depreciation for-				
Water/wastewater/drainage facilities	<u>(117,634)</u>	<u>(114,956)</u>	<u>-</u>	<u>(232,590)</u>
Total accumulated depreciation	<u>(117,634)</u>	<u>(114,956)</u>	<u>-</u>	<u>(232,590)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>3,736,008</u>	<u>1,951,402</u>	<u>-</u>	<u>5,687,410</u>
Total capital assets, net	<u>\$ 6,503,477</u>	<u>\$ 1,951,402</u>	<u>\$ -</u>	<u>\$ 8,454,879</u>

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**7. LONG-TERM DEBT**

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

	Unlimited Tax and Revenue Bonds
Bonds payable at September 30, 2019	\$ 5,700,000
Bonds issued	3,240,000
Bonds retired	(130,000)
Less: Bond premium, net of accumulated amortization	15,820
Bonds payable at September 30, 2020	<u>\$ 8,825,820</u>

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

**Unlimited Tax Bonds -**

\$1,950,000 - 2017 Unlimited Tax Bonds payable serially through the year 2036 at interest rates which range from 2.2% to 4.0%. Bonds maturing on or after September 1, 2025 are callable prior to maturity beginning on September 1, 2024. Bonds maturing September 1, 2034 and 2036 are term bonds and are subject to mandatory sinking fund redemptions.

\$3,700,000 - 2018 Unlimited Tax Bonds payable serially through the year 2037 at interest rates which range from 2.25% to 4.0%. Bonds maturing on or after September 1, 2025 are callable prior to maturity beginning on September 1, 2024. Bonds maturing September 1, 2035 and 2037 are term bonds and are subject to mandatory sinking fund redemptions.

\$3,160,000 - 2019 Unlimited Tax Bonds payable serially through the year 2039 at interest rates which range from 2.00% to 4.00%. Bonds maturing on or after September 1, 2027 are callable prior to maturity beginning on September 1, 2026. Bonds maturing September 1, 2033, 2035 and 2037 are term bonds and are subject to mandatory sinking fund redemptions.

On November 20, 2019, the District issued \$3,240,000 of Unlimited Tax Bonds, Series 2019, with interest rates ranging from 2.00% to 4.00%. The net proceeds of \$2,905,517 (after payment of \$350,697 in underwriter, insurance, and other bond issuance fees) were deposited with the District's investment accounts to finance construction costs and to pay for accrued bond interest and subsequent bond issuance costs.



**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**7. LONG-TERM DEBT (continued) -**

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

Year Ended September 30,	Annual Requirements for All Series		
	Principal	Interest	Total
2021	\$ 160,000	\$ 299,424	\$ 459,424
2022	160,000	294,925	454,925
2023	320,000	289,411	609,411
2024	345,000	278,862	623,862
2025	370,000	267,412	637,412
2026-2030	2,090,000	1,147,712	3,237,712
2031-2035	2,765,000	751,375	3,516,375
2036-2039	2,600,000	202,750	2,802,750
	<u>\$ 8,810,000</u>	<u>\$ 3,531,871</u>	<u>\$ 12,341,871</u>

The total amount of unlimited tax bonds authorized but not issued is \$50,210,000 as of September 30, 2020.

At September 30, 2020, \$344,276 is available in the Debt Service Fund to service the bonded debt.

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

**8. 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 Commission, or from operations. On November 4, 2008, a bond election held within the District approved authorization to issue \$59,200,000 of bonds to fund costs of proposed works, improvements, facilities, plants, equipment, appliances and non-construction costs based upon the District's engineer report. Additionally, \$7,625,000 of bonds to fund costs for parks and recreational facilities were approved by voters of the District. As of September 30, 2020, the District has issued \$8,990,000 of Unlimited Tax Bonds to reimburse the developer and has received \$40,000 of developer advances that have not been reimbursed.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**8. COMMITMENTS AND CONTINGENCIES (continued) -**

On December 15, 2017, the developer conveyed to the District a Warranty Deed for a 0.744 acre tract and a 3.899 acre tract of land situated within the District. On September 25, 2018, the developer conveyed to the District a Warranty Deed for 99.92 acres of land situated within the District. Currently, drainage and recreational improvements are planned for the tracts and are subject to reimbursement from future bond proceeds. The District's Series 2018 unlimited tax bonds reimbursed the developer \$103,195 for the 3.899 acre tract during the previous fiscal year. The remaining developer advance associated with these tracts of land as of September 30, 2020 is \$2,664,274.

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic, which continues to spread throughout the United States. While the disruption is expected to be temporary, there is uncertainty around the severity and duration. Therefore, while this issue may negatively impact the District's results of operations and financial position, the related financial impact cannot be reasonably estimated at this time. The District is actively managing its operations to maintain its cash flow and management believes that the District has adequate liquidity.

**9. 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 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.

**WEST WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2020**

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**10. FUND BALANCES**

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

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

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

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

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

**REQUIRED  
SUPPLEMENTARY INFORMATION**

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**BUDGETARY COMPARISON SCHEDULE - GENERAL FUND**  
**YEAR ENDED SEPTEMBER 30, 2020**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
<b>REVENUES:</b>			
Property taxes, including penalties	\$ 494,935	\$ 498,258	\$ (3,323)
Drainage fees	154,700	59,500	95,200
Interest and other	7,510	-	7,510
<b>TOTAL REVENUES</b>	<u>657,145</u>	<u>557,758</u>	<u>99,387</u>
<b>EXPENDITURES:</b>			
Repairs/maintenance	26,736	12,000	(14,736)
Mowing and landscape maintenance	4,466	5,000	534
Legal fees	34,456	33,000	(1,456)
Engineering fees	65,383	60,000	(5,383)
Bookkeeping fees	17,200	17,550	350
Audit fees	10,000	10,000	-
Director fees, including payroll taxes	9,043	8,150	(893)
Insurance	1,486	2,500	1,014
Financial advisor fees	1,005	2,250	1,245
Tax appraisal/collection fees	3,050	500	(2,550)
Public notice	410	-	(410)
Other	987	910	(77)
<b>TOTAL EXPENDITURES</b>	<u>174,222</u>	<u>151,860</u>	<u>(22,362)</u>
<b>NET CHANGE IN FUND BALANCE</b>	482,923	<u><u>\$ 405,898</u></u>	<u><u>\$ 77,025</u></u>
<b>FUND BALANCE:</b>			
Beginning of the year	<u>746,676</u>		
End of the year	<u><u>\$ 1,229,599</u></u>		

**TEXAS**  
**SUPPLEMENTAL INFORMATION**

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**TSI-1. SERVICES AND RATES**  
**SEPTEMBER 30, 2020**

**1. Services Provided by the District during the Fiscal Year:**

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

**2. Retail Service Providers**

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

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	(1)	(1)	(1)	(1)	(1)
WASTEWATER:	(1)	(1)	(1)	(1)	(1)
SURCHARGE:	(1)	(1)	(1)	(1)	(1)

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

Total charges per 10,000 gallons usage: Water (1) Wastewater (1)

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

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC's
Unmetered			1.0	
< 3/4"			1.0	
1"			2.5	
1 1/2"			5.0	
2"			8.0	
3"			15.0	
4"			25.0	
6"			50.0	
8"			80.0	
10"			115.0	
Total Water	(1)	(1)		(1)
Total Wastewater	(1)	(1)	1.0	(1)

(1) District residents receive water and wastewater service from the City of Georgetown, Texas.

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**TSI-1. SERVICES AND RATES (continued)**  
**SEPTEMBER 30, 2020**

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

Gallons pumped into system: \_\_\_\_\_ (1)

Gallons billed to customers: \_\_\_\_\_ (1)

**Water Accountability Ratio**

(Gallons billed / Gallons Pumped)

N/A

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

Does the District assess standby fees? Yes ☐ No ☒

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

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

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

**5. Location of District**

County(ies) in which district is located: \_\_\_\_\_ Williamson County, Texas

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

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

City(ies) in which district is located: \_\_\_\_\_ 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 Georgetown, Texas

Are Board members appointed by an office outside the district?

Yes ☐ No ☒

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

(1) District residents receive water and wastewater service from the City of Georgetown, Texas.



**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**TSI-2. GENERAL FUND EXPENDITURES**  
**SEPTEMBER 30, 2020**

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Personnel Expenditures (including benefits)	\$ -
Professional Fees:	
Auditing	10,000
Legal	34,456
Engineering	65,383
Financial Advisor	1,005
Purchased Services For Resale:	
Bulk Water and Wastewater Purchases	-
Contracted Services:	
Bookkeeping	17,200
General Manager	-
Appraisal District/Tax Collector	3,050
Other Contracted Services	-
Utilities	-
Repairs and Maintenance	31,202
Chemicals	-
Administrative Expenditures:	
Directors' Fees	9,043
Office Supplies	-
Insurance	1,486
Other Administrative Expenditures	1,397
Capital Outlay:	
Capitalized Assets	-
Expenditures not Capitalized	-
Bad Debt	-
Parks and Recreation	-
Other Expenditures	-
<b>TOTAL EXPENDITURES</b>	<hr/> <b>\$ 174,222</b> <hr/>

Number of persons employed by the District:

Full-Time

Part-Time

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**TSI-3. TEMPORARY INVESTMENTS**  
**SEPTEMBER 30, 2020**

<b>Funds</b>	<b>Identification or Certificate Number</b>	<b>Interest Rate</b>	<b>Maturity Date</b>	<b>Balance at End of Year</b>	<b>Accrued Interest Receivable at End of Year</b>
<b>General Fund-</b>					
TexPool	XXX0001	Varies	Daily	\$ 1,039,196	\$ -
Total				<u>1,039,196</u>	<u>-</u>
<b>Debt Service Fund:</b>					
TexPool	XXX0002	Varies	Daily	12,581	-
TexPool	XXX0003	Varies	Daily	293,445	-
TexPool	XXX0007	Varies	Daily	<u>43,939</u>	<u>-</u>
Total				<u>349,965</u>	<u>-</u>
<b>Capital Projects Fund:</b>					
TexPool	XXX0004	Varies	Daily	72,500	-
TexPool	XXX0006	Varies	Daily	180,367	-
TexPool	XXX0008	Varies	Daily	<u>451,008</u>	<u>-</u>
Total				<u>703,875</u>	<u>-</u>
Total - All Funds				<u><u>\$ 2,093,036</u></u>	<u><u>\$ -</u></u>

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**TSI-4. TAXES LEVIED AND RECEIVABLE**  
**SEPTEMBER 30, 2020**

	Maintenance Taxes	Debt Service Taxes	
Taxes Receivable, Beginning of Year	\$ 2,242	\$ 522	
2019 Original Tax Levy, less abatements	499,531	220,947	
Adjustments	(2,413)	(1,068)	
Total to be accounted for	499,360	220,401	
Tax collections:			
Current year	495,236	219,047	
Prior years	-	-	
Total collections	495,236	219,047	
Taxes Receivable, End of Year	\$ 4,124	\$ 1,354	
Taxes Receivable, By Tax Years			
2018 and before	\$ 2,242	\$ 522	
2019	1,882	832	
Taxes Receivable, End of Year	\$ 4,124	\$ 1,354	
Property Valuations:	2019	2018	2017
Land and improvements	\$ 79,606,295 (a)	\$ 59,113,527 (a)	\$ 40,836,486 (a)
Total Property Valuations	\$ 79,606,295	\$ 59,113,527	\$ 40,836,486
Tax Rates per \$100 Valuation:			
Debt Service tax rates	\$ 0.2760	\$ 0.1700	\$ 0.3015
Maintenance tax rates	0.6240	0.7300	0.5985
Total Tax Rates per \$100 Valuation:	\$ 0.9000	\$ 0.9000	\$ 0.9000
Original Tax Levy	\$ 716,463	\$ 532,028	\$ 367,529
Percent of Taxes Collected to Taxes Levied **	99.6%	99.5%	100.0%
Maximum Maintenance Tax Approved by Voters:	\$ 1.50	on 11/4/2008	

\*\*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 to the District's bond offering documents or the District's annual bond disclosure filings.

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

Fiscal Year Ending	Unlimited Tax Bonds Series 2017			Unlimited Tax Bonds Series 2018			Unlimited Tax Bonds Series 2019			Annual Requirements for All Series		
	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		8/01	3/01, 9/01		8/01	3/01, 9/01		9/01	3/01, 9/01	
2021	\$ 50,000	\$ 71,588	\$ 121,588	\$ 25,000	\$ 137,736	\$ 162,736	\$ 85,000	\$ 90,100	\$ 175,100	\$ 160,000	\$ 299,424	\$ 459,424
2022	50,000	70,263	120,263	25,000	137,112	162,112	85,000	87,550	172,550	160,000	294,925	454,925
2023	75,000	68,837	143,837	150,000	136,424	286,424	95,000	84,150	179,150	320,000	289,411	609,411
2024	75,000	66,587	141,587	175,000	131,925	306,925	95,000	80,350	175,350	345,000	278,862	623,862
2025	100,000	64,187	164,187	175,000	126,675	301,675	95,000	76,550	171,550	370,000	267,412	637,412
2026	100,000	60,937	160,937	200,000	121,250	321,250	100,000	72,750	172,750	400,000	254,937	654,937
2027	100,000	57,563	157,563	200,000	114,750	314,750	100,000	69,750	169,750	400,000	242,063	642,063
2028	100,000	54,188	154,188	200,000	108,000	308,000	100,000	67,750	167,750	400,000	229,938	629,938
2029	125,000	50,687	175,687	200,000	101,000	301,000	105,000	65,750	170,750	430,000	217,437	647,437
2030	125,000	45,687	170,687	225,000	94,000	319,000	110,000	63,650	173,650	460,000	203,337	663,337
2031	125,000	40,687	165,687	225,000	85,000	310,000	115,000	61,313	176,313	465,000	187,000	652,000
2032	150,000	35,687	185,687	250,000	76,000	326,000	115,000	58,725	173,725	515,000	170,412	685,412
2033	175,000	30,063	205,063	250,000	66,000	316,000	125,000	55,850	180,850	550,000	151,913	701,913
2034	200,000	23,500	223,500	275,000	56,000	331,000	130,000	52,725	182,725	605,000	132,225	737,225
2035	200,000	16,000	216,000	300,000	45,000	345,000	130,000	48,825	178,825	630,000	109,825	739,825
2036	200,000	8,000	208,000	325,000	33,000	358,000	145,000	44,925	189,925	670,000	85,925	755,925
2037	-	-	-	500,000	20,000	520,000	160,000	40,938	200,938	660,000	60,938	720,938
2038	-	-	-	-	-	-	625,000	36,537	661,537	625,000	36,537	661,537
2039	-	-	-	-	-	-	645,000	19,350	664,350	645,000	19,350	664,350
	<u>\$ 1,950,000</u>	<u>\$ 764,461</u>	<u>\$ 2,714,461</u>	<u>\$ 3,700,000</u>	<u>\$ 1,589,872</u>	<u>\$ 5,289,872</u>	<u>\$ 3,160,000</u>	<u>\$ 1,177,538</u>	<u>\$ 4,337,538</u>	<u>\$ 8,810,000</u>	<u>\$ 3,531,871</u>	<u>\$ 12,341,871</u>

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

	<u>Series 2017</u>	<u>Series 2018</u>	<u>Series 2019</u>	<u>Total</u>
Interest Rate	2.20% - 4.00%	2.25% - 4.00%	2.00% - 4.00%	
Dates Interest Payable	3/1; 9/1	3/1; 9/1	3/1; 9/1	
Maturity Dates	9/1/2036	9/1/2037	9/1/2039	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 1,975,000	\$ 3,725,000	\$ -	\$ 5,700,000
Bonds Sold During the Current Fiscal Year	-	-	3,240,000	3,240,000
Retirements During the Current Fiscal Year:				
Principal	(25,000)	(25,000)	(80,000)	(130,000)
Refunded	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Bonds Outstanding at End of Current Fiscal Year	<u>\$ 1,950,000</u>	<u>\$ 3,700,000</u>	<u>\$ 3,160,000</u>	<u>\$ 8,810,000</u>
Interest Paid During the Current Fiscal Year	<u>\$ 72,188</u>	<u>\$ 138,338</u>	<u>\$ 72,825</u>	<u>\$ 283,351</u>
Paying Agent's Name & Address:	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	
Bond Authority:	<u>Unlimited Tax Bonds*</u>	<u>Recreational Facilities*</u>	<u>Refunding Bonds*</u>	
Amount Authorized by Voters	\$ 59,200,000	\$ 7,625,000	-	
Amount Issued	<u>(8,990,000)</u>	<u>-</u>	<u>-</u>	
Remaining To Be Issued	<u>\$ 50,210,000</u>	<u>\$ 7,625,000</u>	<u>-</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>\$ 349,965</u>
Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt:				<u>\$ 649,572</u>

**WEST WILLIAMSON COUNTY 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 Fund Total Revenues				
	2020	2019	2018	2017	2016	2020	2019	2018	2017	2016
<b>GENERAL FUND REVENUES:</b>										
Property taxes, including penalties	\$ 494,935	\$ 429,524	\$ 244,543	\$ 286,857	\$ 112,394	75.3%	84.3%	81.7%	90.7%	89.7%
Drainage fees	154,700	61,600	46,900	27,300	12,600	23.5%	12.1%	15.7%	8.6%	10.1%
Interest and other	7,510	18,431	7,816	2,281	314	1.2%	3.6%	2.6%	0.7%	0.2%
<b>TOTAL GENERAL FUND REVENUES</b>	<b>657,145</b>	<b>509,555</b>	<b>299,259</b>	<b>316,438</b>	<b>125,308</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>GENERAL FUND EXPENDITURES:</b>										
Repairs/maintenance	26,736	247,978	-	-	-	4.1%	48.7%	-	-	-
Mowing and landscape maintenance	4,466	2,997	-	-	-	0.7%	0.6%	-	-	-
Director fees, including payroll taxes	9,043	7,912	8,720	7,912	7,105	1.4%	1.6%	2.9%	2.5%	5.7%
Legal fees	34,456	35,706	27,795	23,536	22,168	5.2%	7.0%	9.3%	7.4%	17.7%
Engineering fees	65,383	76,359	31,246	25,830	10,028	9.9%	15.0%	10.4%	8.2%	8.0%
Bookkeeping fees	17,200	17,550	17,550	15,550	10,250	2.6%	3.4%	5.9%	4.9%	8.2%
Audit fees	10,000	9,000	9,000	8,500	8,000	1.5%	1.8%	3.0%	2.7%	6.4%
Financial advisor fees	1,005	1,038	851	1,220	1,225	0.2%	0.2%	0.3%	0.4%	1.0%
Tax appraisal/collection fees	3,050	2,657	1,563	1,949	832	0.5%	0.5%	0.5%	0.5%	0.6%
Public notice	410	407	407	-	-	0.1%	0.1%	0.1%	-	-
Insurance	1,486	1,545	1,441	1,198	1,492	0.2%	0.3%	0.5%	0.4%	1.2%
Other	987	713	357	585	832	0.2%	0.1%	0.1%	0.2%	0.6%
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>174,222</b>	<b>403,862</b>	<b>98,930</b>	<b>86,280</b>	<b>61,932</b>	<b>26.5%</b>	<b>79.3%</b>	<b>33.0%</b>	<b>27.2%</b>	<b>49.4%</b>
<b>EXCESS OF GENERAL FUND REVENUES OVER EXPENDITURES</b>	<b>\$ 482,923</b>	<b>\$ 105,693</b>	<b>\$ 200,329</b>	<b>\$ 230,158</b>	<b>\$ 63,376</b>	<b>73.5%</b>	<b>20.7%</b>	<b>67.0%</b>	<b>72.8%</b>	<b>50.6%</b>
<b>DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES:</b>										
Interest	\$ 5,871	\$ 12,150	\$ 3,478	\$ 754	\$ -	1.4%	3.0%	2.7%	0.5%	-
Property taxes, including penalties	218,913	100,026	123,190	-	-	52.1%	24.4%	97.3%	-	-
Issuance of bonds, net	195,553	296,975	-	156,882	-	46.5%	72.6%	-	99.5%	-
<b>TOTAL DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES</b>	<b>420,337</b>	<b>409,151</b>	<b>126,668</b>	<b>157,636</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>-</b>
<b>DEBT SERVICE FUND EXPENDITURES:</b>										
Financial advisor fees	445	242	429	-	-	0.1%	0.1%	0.3%	-	-
Tax appraisal/collection fees	1,348	619	787	-	-	0.3%	0.2%	0.6%	-	-
Bond principal	130,000	50,000	-	-	-	30.9%	12.2%	-	-	-
Bond interest	283,351	191,188	72,738	-	-	67.4%	46.7%	57.4%	23.1%	-
Fiscal agent fees	1,200	400	400	36,369	-	0.3%	0.1%	0.3%	-	-
<b>TOTAL DEBT SERVICE FUND EXPENDITURES</b>	<b>416,344</b>	<b>242,449</b>	<b>74,354</b>	<b>36,369</b>	<b>-</b>	<b>99.1%</b>	<b>59.3%</b>	<b>58.6%</b>	<b>23.1%</b>	<b>-</b>
<b>EXCESS OF DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES</b>	<b>\$ 3,993</b>	<b>\$ 166,702</b>	<b>\$ 52,314</b>	<b>\$ 121,267</b>	<b>\$ -</b>	<b>0.9%</b>	<b>40.7%</b>	<b>41.4%</b>	<b>76.9%</b>	<b>-</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>					
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>					

(1) District residents receive water and wastewater service from the City of Georgetown, Texas.

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

**Complete District Mailing Address:** 100 Congress Ave., Suite 1300 Austin, TX 78701

**District Business Telephone Number:** (512) 435-2300

**Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):** November 17, 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

<b>Name and Address:</b>	<b>Term of Office (Elected or Appointed) or Date Hired</b>	<b>Fees of Office Paid *</b>	<b>Expense Reimbursements</b>	<b>Title at Year End</b>
<b><u>Board Members:</u></b>				
<b>D. Russell Stapleton Jr.</b>	(Elected) 11/3/2020 - 11/5/2024	\$ 2,250	\$ -	President
<b>Edgar Jones, IV</b>	(Elected) 11/3/2020 - 11/5/2024	\$ 1,500	\$ -	Vice-President
<b>Herbert Dickehut III</b>	(Elected) 11/6/2018 - 11/8/2022	\$ 1,650	\$ -	Secretary
<b>Timothy Unger</b>	(Elected) 11/6/2018 - 11/8/2022	\$ 1,500	\$ -	Assistant Secretary
<b>Kathryn Hutcheson</b>	(Elected) 11/3/2020 - 11/5/2024	\$ 1,500	\$ -	Assistant Secretary
<b><u>Consultants:</u></b>				
<b>Armbrust &amp; Brown, PLLC</b>	7/22/2008	\$ 37,036	\$ -	Attorney
		\$ 49,466	\$ -	Bond Related
<b>Gray Engineering Inc.</b>	7/14/2008	\$ 69,120	\$ -	Engineer
		\$ 15,428	\$ -	Bond Related
<b>McCall, Parkhurst &amp; Horton, LLP</b>	7/15/2008	\$ 57,036	\$ -	Bond Counsel
<b>Bott &amp; Douthitt, PLLC</b>	10/1/2012	\$ 17,200	\$ -	Bookkeeper
<b>Public Finance Group, LLC</b>	4/29/2014	\$ 1,450	\$ -	Financial Advisor
		\$ 68,685	\$ -	Bond Related
<b>Maxwell Locke &amp; Ritter LLP</b>	8/20/2013	\$ 10,000	\$ -	Auditor
		\$ 12,000	\$ -	Bond Related
<b>Williamson County Tax Collector</b>	2010	\$ 123	\$ -	Tax Collector

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

**OTHER  
SUPPLEMENTAL INFORMATION**



**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1**  
**OSI-1. PRINCIPAL TAXPAYERS**  
**SEPTEMBER 30, 2020**

Taxpayer	Type of Property	Tax Roll Year		
		2020	2019	2018
Oaks at San Gabriel LLC	N/A	\$ 19,086,086	\$ 14,410,527	\$ 13,573,728
Calatlantic Homes of Texas Inc.	N/A	3,066,773	1,620,372	1,092,755
Westin Homes & Properties LP	N/A	1,331,837	-	-
Gehan Homes Ltd.	N/A	1,210,916	-	-
Calatlantic Homes of Texas Inc.	N/A	940,576	1,421,067	-
Westin Homes & Properties LP	N/A	921,536	-	-
Clayton Properties Group Inc.	N/A	837,760	646,321	-
Scott Felder Homes LLC	N/A	586,432	556,500	1,002,523
Westin Homes & Properties LP	N/A	456,977	-	-
Calatlantic Homes of Texas Inc.	N/A	447,036	1,008,078	-
Homeowner	N/A	-	442,666	470,641
Homeowner	N/A	-	431,400	444,730
Homeowner	N/A	-	421,338	443,541
Homeowner	N/A	-	412,543	435,347
Highland Homes - Austin LLC	N/A	-	-	618,671
Homeowner	N/A	-	-	432,143
Homeowner	N/A	-	-	431,631
<b>Total</b>		<b>\$ 28,885,929</b>	<b>\$ 21,370,812</b>	<b>\$ 18,945,710</b>
Percent of Assessed Valuation		<b>27.3%</b>	<b>26.8%</b>	<b>32.0%</b>

**WEST WILLIAMSON COUNTY 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 Residential	\$ 70,076,408	66.3%	\$ 57,142,178	71.8%	\$ 36,697,685	62.1%
Vacant Platted Lots	91,557	0.1%	2,447,375	3.1%	4,470	0.0%
Real Acreage	68,187	0.1%	131,875	0.2%	126,638	0.2%
Farm and Ranch Improvements	7,180,066	6.8%	4,053,360	5.1%	7,956,985	13.5%
Tangible Personal Business	97,350	0.1%	377,265	0.5%	185,762	0.3%
Real Inventory	31,139,581	29.5%	17,757,555	22.3%	16,186,009	27.4%
Exempt	2,704,318	2.6%	3,063,721	3.8%	7,355	-
Adjustments & Exemptions	(5,704,140)	-5.5%	(5,367,034)	-6.7%	(2,051,377)	-3.5%
Total	<u>\$ 105,653,327</u>	<u>100.0%</u>	<u>\$ 79,606,295</u>	<u>100.0%</u>	<u>\$ 59,113,527</u>	<u>100.0%</u>

**APPENDIX B**  
**Form of Bond Counsel Opinion**

*[An opinion in substantially the following form will be delivered by McCall, Parkhurst & Horton L.L.P., Bond Counsel, upon the delivery of the Bonds, assuming no material changes in facts or law.]*

**WEST WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1  
UNLIMITED TAX BONDS, SERIES 2021  
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$3,190,000**

**AS BOND COUNSEL FOR WEST WILLIAMSON COUNTY 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 March 2, 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](mailto:claims@buildamerica.com)

Address:

1 World Financial Center, 27<sup>th</sup> floor  
200 Liberty Street  
New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

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