

**FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162
VOTER INFORMATION DOCUMENT FOR BOND ELECTIONS**

Fort Bend County Municipal Utility District No. 162 (the "District") will be holding bond elections on May 4, 2024 for voting upon the following:

<p>FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162 BALLOT LANGUAGE</p>
<p>OFFICIAL BALLOT</p>

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162

**FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162
PROPOSITION A**

**(WATERWORKS, SANITARY SEWER, AND DRAINAGE
AND STORM SEWER FACILITIES BONDS)**

SHALL THE BOARD OF DIRECTORS OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$300,000,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, AND APPLIANCES NEEDED TO PROVIDE A WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, AND DRAINAGE AND STORM SEWER SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION) AND ALL ADDITIONS TO SUCH SYSTEMS AND ALL WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, AND CONTRACT RIGHTS NECESSARY OR CONVENIENT

THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF BONDS OF THE DISTRICT HERETOFORE OR HEREAFTER ISSUED FOR SAID PURPOSES, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162

PROPOSITION B

(RECREATIONAL FACILITIES BONDS)

SHALL THE BOARD OF DIRECTORS OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$50,500,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, DEVELOPING, MANAGING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT RECREATIONAL FACILITIES, INCLUDING, BUT NOT LIMITED TO, PARKS, LANDSCAPING, PARKWAYS, GREENBELTS, SIDEWALKS, TRAILS, PUBLIC RIGHT-OF-WAY BEAUTIFICATION PROJECTS, RECREATIONAL EQUIPMENT AND FACILITIES, AND ASSOCIATED STREET AND SECURITY LIGHTING, AND ALL ADDITIONS TO SUCH FACILITIES AND INTERESTS IN PROPERTY, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION), AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND FOR THE PURPOSE OF REFUNDING BY ANY

MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF BONDS OF THE DISTRICT HERETOFORE OR HEREAFTER ISSUED FOR SAID PURPOSES, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

ESTIMATED DEBT SERVICE REQUIREMENTS FOR PROPOSED BONDS SECURED BY AD VALOREM TAXES		
	Proposition A	Proposition B
Principal for Proposed Bonds to be authorized	\$300,000,000	\$50,500,000
Estimated Interest for Proposed Bonds to be authorized ¹	\$197,269,063	\$33,219,063
Estimated Combined Principal and Interest Requirements for the Proposed Bonds ¹	\$497,269,063	\$83,719,063

¹Assumes an interest rate of 4.25% on the Proposed Bonds and issuance in accordance with the amortization schedule shown below. The estimated interest and amortization schedule are based upon current assumptions and projections of interest rates, property development, assessed valuations and tax collection rates. To the extent that such assumptions and projects are not realized, the actual interest on the bonds may vary substantially from the estimated interest presented herein. The estimated interest provided herein shall not be considered part of the bond propositions to be submitted to the voters and shall not be considered as a limitation on the District's authority to levy, assess and collect an unlimited tax as to rate or amount pursuant to the Texas Constitution and laws.

OUTSTANDING BONDS SECURED BY AD VALOREM TAXES AS OF FEBRUARY 15, 2024	
Principal of Outstanding Bonds	\$30,860,000.00
(+) Estimated Remaining Interest on Outstanding Bonds ²	\$11,666,612.50
(=) Estimated Combined Principal and Interest Requirements ²	\$42,526,612.50

²Assumes the principal of and interest on the Outstanding Bonds are paid on time in accordance with the maturity schedules set forth in the Official Statement for each series of the bonds, and that no such bonds are refunded, defeased, or otherwise called for redemption prior to their scheduled maturities.

ESTIMATED MAXIMUM ANNUAL INCREASE IN TAXES		
	Proposition A	Proposition B
Estimated Maximum Annual Increase in Taxes on Residential Homestead with Appraised Value of \$100,000	\$60	\$0

SUMMARY OF MAJOR ASSUMPTIONS

The estimated maximum annual increase in taxes listed above for the Proposed Bonds is based upon the assumptions presented in this section regarding the estimated growth in appraised value of the District, amortization schedule for the District's outstanding bonds and Proposed Bonds, the District's tax collection rate, no change in the District's other tax rate components, if any, and the exemptions currently granted by the District, if any. To the extent that such assumptions are not realized, the actual maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the District with an appraised value of \$100,000 to repay the bonds may vary substantially from the estimated maximum annual increase presented herein. The estimated maximum annual increase presented herein shall not be considered part of the bond propositions to be submitted to the voters and shall not be considered as a limitation on the District's authority to levy, assess and collect an unlimited tax as to rate or amount pursuant to the Texas Constitution and laws.

Changes in Future Appraised Value:

Tax Year	Annual Growth*	Appraised Value*
2024	47.19%	\$463,316,814
2025	28.01%	\$593,083,978
2026	24.45%	\$738,085,257
2027	12.88%	\$833,186,367
2028	10.26%	\$918,683,552
2029	8.42%	\$996,059,003
2030	5.37%	\$1,049,583,920
2031-2048	3.5% Annually	By 2048: \$1,949,590,791
2049-2073	N/A	\$1,949,590,791

*See growth assumptions on page 6.

Amortization of
Debt Service:

Fiscal Year	Outstanding Bonds	Proposition A Proposed Bonds	Proposition B Proposed Bonds
2024	\$2,230,931	\$ -	\$ -
2025	2,333,250	-	-
2026	2,316,075	510,000	85,850
2027	2,292,438	1,315,000	221,700
2028	2,266,725	2,122,463	355,425
2029	2,247,906	2,931,750	492,025
2030	2,222,400	3,737,225	626,288
2031	2,208,981	4,543,463	763,213
2032	2,199,013	5,349,825	897,588
2033	2,167,131	6,155,675	1,034,413
2034	2,132,300	6,965,375	1,168,475
2035	2,095,588	7,773,075	1,304,775
2036	1,822,950	8,578,138	1,443,100
2037	1,795,863	9,384,925	1,578,238
2038	1,687,525	10,192,588	1,715,188
2039	1,664,388	11,000,275	1,853,738
2040	1,525,238	11,807,138	1,988,675
2041	1,259,888	12,612,325	2,125,000
2042	1,271,263	13,419,988	2,262,500
2043	1,260,850	14,229,063	2,400,963
2044	924,456	15,038,488	2,535,175
2045	919,313	15,847,200	2,670,138
2046	913,106	16,654,138	2,805,638
2047	685,838	17,463,238	2,941,463
2048	83,200	18,273,225	3,077,400
2049	-	19,082,825	3,213,238
2050	-	19,890,763	3,348,763
2051	-	19,380,763	3,262,913
2052	-	18,575,763	3,127,063
2053	-	17,768,300	2,993,338
2054	-	16,959,013	2,856,738
2055	-	16,153,538	2,722,475
2056	-	15,347,300	2,585,550
2057	-	14,540,938	2,451,175
2058	-	13,735,088	2,314,350
2059	-	12,925,388	2,180,288
2060	-	12,117,688	2,043,988
2061	-	11,312,625	1,905,663
2062	-	10,505,838	1,770,525
2063	-	9,698,175	1,633,575
2064	-	8,890,488	1,495,025
2065	-	8,083,625	1,360,088
2066	-	7,278,438	1,223,763
2067	-	6,470,775	1,086,263
2068	-	5,661,700	947,800
2069	-	4,852,275	813,588
2070	-	4,043,563	678,625
2071	-	3,236,625	543,125
2072	-	2,427,525	407,300
2073	-	1,617,538	271,363
2074	-	807,938	135,525
Total	\$42,526,613	\$497,269,063	\$83,719,063

Interest Rate on Proposed Bonds:	4.25%
Annual District Tax Collections Rate:	98.5%
Residence Homestead Exemption:	0%

*Assumptions for changes in appraised value are as follows:

- Tax years 2024-2030 reflect 3.5% annual growth and include build out projections provided by the developers.
- Tax years 2031-2048 reflect 3.5% annual growth.
- No growth is assumed for tax years 2049-2073.

BY ORDER OF THE BOARD OF DIRECTORS.

/s/Dale Clayton
President, Board of Directors