

JEFFERSON COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 10
VOTER INFORMATION DOCUMENT
PROPOSITION A

Ballot Information: At the election to be held on Tuesday, November 4, 2025 ("Election Day"), the following language will appear on the ballot:

THIS IS A TAX INCREASE

FOR () "The issuance of \$28,500,000 of Jefferson County Water Control & Improvement District No. 10 unlimited tax bonds and levying the tax to pay the principal of and interest on said bonds to pay for and finance the design, construction and equipping of a wastewater treatment plant, wastewater collection system improvements and water distribution system improvements of the District"

Against ()

Estimated Debt Service Information: The following table sets forth the estimated principal amount of and interest due to maturity on the bonds to be issued if Proposition A passes and all outstanding obligations of the Jefferson County Water Control & Improvement District No. 10 (the "District") secured by and payable from ad valorem taxes.

Principal Amount of Bonds to be Authorized under Proposition A	Estimated Interest for Bonds to be Authorized under Proposition A ⁽¹⁾	Estimated Combined Principal & Interest required to pay on time & in full the Bonds to be authorized under Proposition A ⁽¹⁾⁽²⁾	Principal of District's Existing Outstanding Debt (as of August 14, 2025) ⁽³⁾	Remaining Interest on District's Existing Outstanding Debt (as of August 14, 2025) ⁽³⁾	Combined Principal and Interest to timely pay District's Existing Outstanding Debt (as of August 14, 2025) ⁽³⁾
\$28,500,000	\$19,851,000	\$48,351,000	\$8,850,000	\$3,014,652	\$11,864,652

- (1) Interest on the proposed bonds under Proposition A was calculated at an interest rate of 5.00% based on market conditions as of August 14, 2025, and therefore, the actual interest payable on such proposed bonds may be less than, or more than, the amounts set forth above based on market conditions at the time of sale of the proposed bonds to be authorized under Proposition A.
- (2) Assumes the proposed bonds under Proposition A will be sold at their par amount of \$28,500,000. If Proposition A is approved by the voters, upon the actual sale of the bonds, the principal amount of bonds sold may decrease based on market conditions at the time of such sale.
- (3) Aggregate of all outstanding obligations of the District secured by and payable from ad valorem taxes as of the date of August 14, 2025. Such amount also includes obligations which the District may pay from sources other than ad valorem taxes but that could be paid from ad valorem taxes if such other sources are not available at the time required for payment.

Based on the information and assumptions provided in the table above, the estimated maximum annual increase in the amount of ad valorem taxes that would be imposed on a residence homestead in the District with a taxable appraised value of \$100,000 to repay the proposed bonds to be authorized under Proposition A is approximately \$201.57 per year. This estimate assumes (i) growth of the District's taxable assessed valuation in the amount of \$100,000,000 for tax year 2026, growth in the District's assessed valuation of 3% in tax years 2027 through 2028 and holds the District's taxable assessed valuation constant thereafter, (ii) assumes that the proposed bonds will be issued in an amortization that will produce relatively consistent levels of aggregate debt service in each year and (iii) the District has no current plans to issue additional debt obligations to be paid from ad valorem tax prior to the November 4, 2025 election.

The information provided in this Document is solely for purposes of compliance with §1251.052 of the Texas Government Code and is for illustration purposes only. The information is not a part of the proposition to be voted on and does not create a contract with the voters.

The City has assumed the issuance from time to time of separate series of bonds for the purposes identified in Proposition A. For the purposes of these projections, it has been assumed that the bonds issued under Proposition A would be amortized as shown in the schedule attached hereto which is an estimated pro-forma amortization schedule based on these assumptions and shows the City's currently outstanding bonds and bond authorized under Proposition A.

Fiscal Year Ending 30-Sep	Existing Debt Service Requirements	Proposition A - Estimated Debt Service Requirements*		Total Estimated Debt Service Requirments
		Principal	Interest	
2025	\$ 857,296			\$ 857,296
2026	859,513			859,513
2027	737,888	\$ 1,150,000	\$ 319,000	2,206,888
2028	739,288	1,330,000	261,500	2,330,788
2029	735,088	615,000	1,301,000	2,651,088
2030	850,588	515,000	1,270,250	2,635,838
2031	675,538	670,000	1,244,500	2,590,038
2032	659,113	700,000	1,211,000	2,570,113
2033	667,763	740,000	1,176,000	2,583,763
2034	665,131	770,000	1,139,000	2,574,131
2035	666,963	810,000	1,100,500	2,577,463
2036	663,088	850,000	1,060,000	2,573,088
2037	663,675	895,000	1,017,500	2,576,175
2038	683,100	940,000	972,750	2,595,850
2039	291,000	990,000	925,750	2,206,750
2040	291,800	1,040,000	876,250	2,208,050
2041	292,200	1,090,000	824,250	2,206,450
2042	292,200	1,145,000	769,750	2,206,950
2043	291,800	1,205,000	712,500	2,209,300
2044	286,000	1,260,000	652,250	2,198,250
2045		1,320,000	589,250	1,909,250
2046		1,385,000	523,250	1,908,250
2047		1,115,000	454,000	1,569,000
2048		1,170,000	398,250	1,568,250
2049		1,230,000	339,750	1,569,750
2050		1,290,000	278,250	1,568,250
2051		1,355,000	213,750	1,568,750
2052		1,425,000	146,000	1,571,000
2053		1,495,000	74,750	1,569,750
	\$ 11,869,027	\$ 28,500,000	\$ 19,851,000	\$ 58,503,219

* Preliminary subject to change