COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

COLLIN COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

FEBRUARY 28, 2026

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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(retired)

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Collin County Municipal Utility District No. 10
Collin County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Collin County Municipal Utility District No. 10 (the "District") as of and for the year ended February 28, 2026, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the 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 February 28, 2026, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor’s Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Board of Directors
Collin County Municipal Utility District No. 10

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

June 8, 2026

Management's discussion and analysis of the financial performance of Collin County Municipal Utility District No. 10 (the "District") provides an overview of the District's financial activities for the fiscal year ended February 28, 2026. Please read it in conjunction with the District's financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes all of the District's assets and liabilities with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for maintenance tax revenues, developer advances, professional fees, and administrative expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. A budgetary comparison schedule is included as RSI for the General Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, liabilities and deferred inflows of resources exceeded assets by $1,609,318 as of February 28, 2026.

The following is a comparative analysis of government-wide changes in net position:

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2026	2025	Change Positive (Negative)
Current and Other Assets	$ 1,081,446	$ 218,692	$ 862,754
Capital Assets (Net of Accumulated Depreciation)	14,036,068	5,190,316	8,845,752
Total Assets	$ 15,117,514	$ 5,409,008	$ 9,708,506
Due to Developer	$ 9,683,420	$ 3,487,258	$ (6,196,162)
Bonds Payable	6,557,607	2,382,660	(4,174,947)
Other Liabilities	205,419	38,044	(167,375)
Total Liabilities	$ 16,446,446	$ 5,907,962	$ (10,538,484)
Deferred Inflows of Resources	$ 280,386	$ -0-	$ (280,386)
Net Position:			
Net Investment in Capital Assets	$ (1,637,115)	$ (515,476)	$ (1,121,639)
Restricted	102,276	96,312	5,964
Unrestricted	(74,479)	(79,790)	5,311
Total Net Position	$ (1,609,318)	$ (498,954)	$ (1,110,364)

The following table provides a summary of the District's operations for the years ended February 28, 2026, and February 28, 2025.

	Summary of Changes in the Statement of Activities		
	2026	2025	Change Positive (Negative)
Revenues:			
Property Taxes	$ 131,947	$ 65,618	$ 66,329
Other Revenues	13,332	1,827	11,505
Total Revenues	$ 145,279	$ 67,445	$ 77,834
Total Expenses	1,255,643	525,594	(730,049)
Change in Net Position	$ (1,110,364)	$ (458,149)	$ (652,215)
Net Position, Beginning of Year	(498,954)	(40,805)	(458,149)
Net Position, End of Year	$ (1,609,318)	$ (498,954)	$ (1,110,364)

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of February 28, 2026, were $728,548, an increase of $529,752 from the prior year.

The General Fund fund balance increased by $83,638, primarily due to property tax revenues and developer advances exceeding current year professional fees, contracted services, and administrative costs.

The Debt Service Fund fund balance increased by $124,436, primarily due to the structure of the District's outstanding debt service requirements. The District issued its Series 2025 Road Bonds and deposited capitalized interest into the Debt Service Fund.

The Capital Projects Fund fund balance increased by $321,678. The District issued its Series 2025 Road Bonds during the current fiscal year and used the proceeds to reimburse a Developer.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted a budget for the current fiscal year. Actual revenues were less than budgeted revenues by $70,869, actual expenditures were $10,676 more than budgeted expenditures and actual developer advances were $220 less than budgeted, resulting in a negative budget to actual variance of $81,765. See the budget to actual comparison for further detail.

CAPITAL ASSETS

Capital assets as of February 28, 2026, total $14,036,068 (net of accumulated depreciation) and include land, roads, water facilities, wastewater facilities, and drainage facilities.

Capital Assets At Year-End

	2026	2025	(Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	$ 802,526	$ 491,462	$ 311,064
Capital Assets Subject to Depreciation:			
Water System	2,469,744	953,781	1,515,963
Wastewater System	2,803,337	1,220,761	1,582,576
Drainage System	2,780,809	1,209,021	1,571,788
Roads	5,515,539	1,383,033	$ 4,132,506
Less Accumulated Depreciation	(335,887)	(67,742)	(268,145)
Total Net Capital Assets	$ 14,036,068	$ 5,190,316	$ 8,845,752

CAPITAL ASSETS (Continued)

Certain water and wastewater facilities are conveyed to other entities for the purpose of providing water service and wastewater service to District residents. The District is entitled to significant residual interest in the facilities conveyed and continues to record these facilities as District assets and records depreciation on these facilities in accordance with GASB Statement No. 94. See Note 9 for additional information.

LONG-TERM DEBT

As of February 28, 2026, the District had total bond debt payable of $6,485,000. The changes in the debt position of the District during the fiscal year ended February 28, 2026, are summarized as follows:

Bond Debt Payable, March 1, 2025	$ 2,400,000
Add: Bond Sale - Series 2025 Road	4,085,000
Bond Debt Payable, February 28, 2026	$ 6,485,000

The Series 2024 Road bonds do not carry an underlying rating or insured rating. The Series 2025 Road bonds do not carry an underlying rating, but do carry an insured rating of "AA" by virtue of bond insurance issued by Build America Mutual Assurance Company.

As of February 28, 2026, the District recorded a Developer liability of $9,683,420 which consisted of operating advances made since inception as well as the construction of certain infrastructure within the District. Such costs may be reimbursable to the Developer by the District from proceeds of future District bond issues, subject to approval by the Commission.

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Collin County Municipal Utility District No. 10, c/o Winstead P.C., 2728 N. Harwood Street, Suite 500, Dallas, TX 75201.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
FEBRUARY 28, 2026

	General Fund	Debt Service Fund
ASSETS		
Cash	$ 170,374	$ 1,781
Investments	66,191	353,001
Cash with Paying Agent		56,913
Receivables:		
Property Taxes	3,713	7,889
Other	1,000	
Due from Other Funds		116,707
Prepaid Costs	7,500	
Land		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	$ 248,778	$ 536,291
LIABILITIES		
Accounts Payable	$ 20,815	$ 400
Accrued Interest Payable		
Due to Developer		
Due to Other Funds	116,707	
Accrued Interest at Time of Sale		16,609
Long-Term Liabilities:		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	$ 137,522	$ 17,009
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	$ 3,713	$ 280,386
FUND BALANCES		
Nonspendable: Prepaid Costs	$ 7,500	$
Restricted for Authorized Construction		
Restricted for Debt Service		238,896
Unrestricted	100,043	
TOTAL FUND BALANCES	$ 107,543	$ 238,896
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 248,778	$ 536,291
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

The accompanying notes to the financial
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Net Position
$ 457	$ 172,612	$	$ 172,612
412,627	831,819		831,819
	56,913		56,913
	11,602		11,602
	1,000		1,000
	116,707	(116,707)	
	7,500		7,500
		802,526	802,526
		13,233,542	13,233,542
$ 413,084	$ 1,198,153	$ 13,919,361	$ 15,117,514
$ 30,975	$ 52,190	$	$ 52,190
		153,229	153,229
		9,683,420	9,683,420
	116,707	(116,707)	
	16,609	(16,609)	
		6,557,607	6,557,607
$ 30,975	$ 185,506	$ 16,260,940	$ 16,446,446
$ -0-	$ 284,099	$ (3,713)	$ 280,386
$	$ 7,500	$ (7,500)	$
382,109	382,109	(382,109)	
	238,896	(238,896)	
	100,043	(100,043)	
$ 382,109	$ 728,548	$ (728,548)	$ - 0 -
$ 413,084	$ 1,198,153		
		$ (1,637,115)	$ (1,637,115)
		102,276	102,276
		(74,479)	(74,479)
		$ (1,609,318)	$ (1,609,318)

The accompanying notes to the financial statements are an integral part of this report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
FEBRUARY 28, 2026

Total Fund Balances - Governmental Funds		$ 728,548
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Land and capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.		14,036,068
Deferred inflows of resources related to property tax revenues for the 2025 and prior maintenance tax levies and the 2024 and prior debt service tax levies, if any, as well as penalty and interest receivable for the 2025 and prior tax levies became part of recognized revenue in the governmental activities of the District.		3,713
Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. This liability at year end consisted of:		
Due to Developer	$ (9,683,420)	
Accrued Interest Payable	(136,620)	
Bonds Payable	(6,557,607)	(16,377,647)
Total Net Position - Governmental Activities		$ (1,609,318)

The accompanying notes to the financial statements are an integral part of this report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED FEBRUARY 28, 2026

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	$ 128,234	$
Interest Revenues	479	6,143
TOTAL REVENUES	$ 128,713	$ 6,143
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	$ 86,767	$
Contracted Services	20,444	6,580
Depreciation		
Other	19,904	
Developer Interest		
Capital Outlay		
Debt Service:		
Bond Interest		79,361
Bond Issuance Costs		
TOTAL EXPENDITURES/EXPENSES	$ 127,115	$ 85,941
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	$ 1,598	$ (79,798)
OTHER FINANCING SOURCES (USES)		
Developer Advances	$ 82,040	$
Proceeds From Issuance of Long-Term Debt		204,234
Bond Premium		
Bond Discount		
TOTAL OTHER FINANCING SOURCES (USES)	$ 82,040	$ 204,234
NET CHANGE IN FUND BALANCES	$ 83,638	$ 124,436
CHANGE IN NET POSITION		
FUND BALANCES/ NET POSITION - MARCH 1, 2025	23,905	114,460
FUND BALANCES/ NET POSITION - FEBRUARY 28, 2026	$ 107,543	$ 238,896

The accompanying notes to the financial statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Activities
$	$ 128,234	$ 3,713	$ 131,947
6,710	13,332		13,332
$ 6,710	$ 141,566	$ 3,713	$ 145,279
$	$ 86,767	$	$ 86,767
	27,024		27,024
		268,145	268,145
	19,904		19,904
161,322	161,322		161,322
2,999,774	2,999,774	(2,999,774)	
	79,361	117,795	197,156
495,325	495,325		495,325
$ 3,656,421	$ 3,869,477	$ (2,613,834)	$ 1,255,643
$ (3,649,711)	$ (3,727,911)	$ 2,617,547	$ (1,110,364)
$	$ 82,040	$ (82,040)	$
3,880,766	4,085,000	(4,085,000)	
232,873	232,873	(232,873)	
(142,250)	(142,250)	142,250	
$ 3,971,389	$ 4,257,663	$ (4,257,663)	$ -0-
$ 321,678	$ 529,752	$ (529,752)	$
		(1,110,364)	(1,110,364)
60,431	198,796	(697,750)	(498,954)
$ 382,109	$ 728,548	$ (2,337,866)	$ (1,609,318)

The accompanying notes to the financial statements are an integral part of this report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED FEBRUARY 28, 2026

Net Change in Fund Balances - Governmental Funds	$	529,752
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.		3,713
Governmental funds do not account for depreciation. In governmental activities, capital assets are depreciated over the estimated useful lives.		(268,145)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.		2,999,774
Governmental funds report bond proceeds, bond premiums and bond discounts as other financing sources and uses in the year bonds are sold. The par amount of bonds, net of unamortized bond premiums and bond discounts, are recorded as a long-term liability in the Statement of Net Position.		(4,175,623)
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(117,795)
Developer advances are recorded as other financing sources in governmental funds and as a liability in governmental activities.		(82,040)
Change in Net Position - Governmental Activities	$	(1,110,364)

The accompanying notes to the financial statements are an integral part of this report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
NOTES TO THE FINANCIAL STATEMENTS
FEBRUARY 28, 2026

NOTE 1. CREATION OF DISTRICT

Collin County Municipal Utility District No. 10 (the "District") was created by an order of the Texas Commission on Environmental Quality (the “Commission”), effective July 13, 2023, in accordance with the Texas Water Code, Chapters 49 and 54. The District was confirmed at an election held on November 7, 2023. The District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, wastewater service, storm sewer drainage, irrigation, and construct roads for the residents of the District. The District is also authorized by law to engage in fire-fighting activities. The Board of Directors held its first meeting on August 14, 2023 and the first bonds were issued on December 17, 2024.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. The GASB has established the criteria for determining whether an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statement as component units.

<u>Financial Statement Presentation</u>

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

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

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

- Unrestricted Net Position – This component of net position consists of net position that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements and Governmental Funds

The District's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

The District has three governmental funds and considers each to be a major fund.

General Fund - To account for maintenance tax revenues, developer advances, operating costs, professional fees and administrative expenditures.

Debt Service Fund - To account for ad valorem taxes restricted, committed or assigned for servicing bond debt and the costs of assessing and collecting taxes.

Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectable with 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures. Recognition of tax revenues for the 2025 debt service tax levy has been deferred until the 2027 fiscal year.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. At year end, the General Fund owed the Debt Service Fund $116,707 for debt service tax collections.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized if they have an original cost greater than $5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation over the estimated useful life of 45 years.

Budgeting

An annual budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the budgeted amounts compared to the actual amounts of revenues and expenditures for the current year.

Pensions

A pension plan has not been established. The District does not have employees, except that the Internal Revenue Service has determined that the directors are considered to be employees for federal payroll tax purposes only.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Governmental fund types are accounted for on a spending or financial flow measurement focus. Current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources.

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

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned: all other spendable amounts in the General Fund.

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

Accounting Estimates

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

NOTE 3. LONG-TERM DEBT

The following is a summary of transactions regarding bonds payable for the year ended February 28, 2026:

	March 1, 2025	Additions	Retirements	February 28, 2026
Bonds Payable	$ 2,400,000	$ 4,085,000	$	$ 6,485,000
Unamortized Discount	(53,282)	(142,250)	(3,763)	(191,769)
Unamortized Premium	35,942	232,873	4,439	264,376
Bonds Payable, Net	$ 2,382,660	$ 4,175,623	$ 676	$ 6,557,607

Amount Due Within One Year	$ -0-
Amount Due After One Year	6,557,607
Bonds Payable, Net	$ 6,557,607

	Series 2024 Road	Series 2025 Road
Amount Outstanding – February 28, 2026	$ 2,400,000	$ 4,085,000
Interest Rates	4.50% - 6.50%	4.375% - 7.375%
Maturity Date	September 1, 2027/2054	September 1, 2027/2055
Interest Payment Dates	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2034*	September 1, 2034*

* Or any date thereafter at a price of par plus unpaid accrued interest in whole or in part, at the option of the District. Series 2024 Road term bonds maturing September 1, 2046 and September 1, 2054 are subject to mandatory redemption beginning September 1, 2034 and September 1, 2047, respectively. Series 2025 Road term bonds maturing September 1, 2037, September 1, 2039, September 1, 2041, September 1, 2043, September 1, 2045, September 1, 2047, September 1, 2049, September 1, 2052 and September 1, 2055 are subject to mandatory redemption beginning September 1, 2036, September 1, 2038, September 1, 2040, September 1, 2042, September 1, 2044, September 1, 2046, September 1, 2048, September 1, 2050 and September 1, 2053, respectively.

The District has authorized but unissued bonds in the following amounts: $171,200,000 for the purchase or construction of water, wastewater, drainage, and storm drainage facilities; $98,215,000 for the purchase or construction of roads; $214,000,000 for refunding water, wastewater, drainage, and storm drainage facilities bonds; and $130,875,000 for refunding road bonds.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
NOTES TO THE FINANCIAL STATEMENTS
FEBRUARY 28, 2026

NOTE 3. LONG-TERM DEBT (Continued)

As of February 28, 2026, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2027	$	$ 327,369	$ 327,369
2028	95,000	327,369	422,369
2029	100,000	320,843	420,843
2030	105,000	313,919	418,919
2031	115,000	306,525	421,525
2032-2036	680,000	1,402,763	2,082,763
2037-2041	880,000	1,172,820	2,052,820
2042-2046	1,135,000	934,139	2,069,139
2047-2051	1,475,000	639,912	2,114,912
2052-2056	1,900,000	262,429	2,162,429
	$ 6,485,000	$ 6,008,088	$ 12,493,088

During the year ended February 28, 2026, the District levied an ad valorem debt service tax rate of $0.68 per $100 of assessed valuation, which resulted in a tax levy of $280,386 on the adjusted taxable valuation of $41,233,184 for the 2025 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds be rebated to the federal government, within the meaning of Section 148(f) of the Internal Revenue Code. The bond orders state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data with respect to the District to certain information repositories. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged.

At fiscal year end, the carrying amount of the District's deposits was $172,612 and the bank balance was $172,915. The District was not exposed to custodial credit risk at year-end.

	Cash
GENERAL FUND	$ 170,374
DEBT SERVICE FUND	1,781
CAPITAL PROJECTS FUND	457
TOTAL DEPOSITS	$ 172,612

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. 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." No person may invest District funds without express written authority from the Board of Directors. Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest which is reviewed annually and may be more restrictive than the Public Funds Investment Act.

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest which is reviewed annually and which may be more restrictive than the Public Funds Investment Act.

The District invests in LOGIC (Local Government Investment Cooperative), an external public fund investment pool that is not SEC-registered. LOGIC operates under the laws of the State of Texas with all participant funds and investment assets held and managed in trust by a Board of Trustees for the benefit of the participants. Hilltop Securities Inc. and J.P. Morgan Investment Management, Inc. serve as co-administrators of the pool. LOGIC measures its portfolio assets at amortized cost for financial reporting purposes. The District measures its investments in LOGIC at amortized cost. There are no limitations or restrictions on withdrawals from LOGIC.

As of February 28, 2026, the District had the following investments and maturities:

Funds and Investment Type	Fair Value	Maturities of Less Than 1 Year
GENERAL FUND		
LOGIC	$ 66,191	$ 66,191
DEBT SERVICE FUND		
LOGIC	353,001	353,001
CAPITAL PROJECTS FUND		
LOGIC	412,627	412,627
TOTAL INVESTMENTS	$ 831,819	$ 831,819

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. LOGIC is rated AAAm by Standard and Poor's. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investments in LOGIC to have maturities of less than one year due to the fact the share positions can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
NOTES TO THE FINANCIAL STATEMENTS
FEBRUARY 28, 2026

NOTE 6. CAPITAL ASSETS

Capital asset activity for the current fiscal year is summarized in the following table:

	March 1, 2025	Increases	Decreases	February 28, 2026
Capital Assets Not Being Depreciated				
Land and Land Improvements	$ 491,462	$ 311,064	$ - 0 -	$ 802,526
Capital Assets Subject to Depreciation				
Water System	$ 953,781	$ 1,515,963	$	$ 2,469,744
Wastewater System	1,220,761	1,582,576		2,803,337
Drainage System	1,209,021	1,571,788		2,780,809
Roads	1,383,033	4,132,506		5,515,539
Total Capital Assets Subject to Depreciation	$ 4,766,596	$ 8,802,833	$ - 0 -	$ 13,569,429
Less Accumulated Depreciation				
Water System	$ 14,111	$ 46,392	$	$ 60,503
Wastewater System	18,061	53,432		71,493
Drainage System	17,887	52,021		69,908
Roads	17,683	116,300		133,983
Total Accumulated Depreciation	$ 67,742	$ 268,145	$ - 0 -	$ 335,887
Total Depreciable Capital Assets, Net of Accumulated Depreciation	$ 4,698,854	$ 8,534,688	$ - 0 -	$ 13,233,542
Capital Assets, Net of Accumulated Depreciation	$ 5,190,316	$ 8,845,752	$ - 0 -	$ 14,036,068

Certain water and wastewater facilities are conveyed to other entities for the purpose of providing water service and wastewater service to District residents. The District is entitled to significant residual interest in the facilities conveyed and continues to record these facilities as District assets and records depreciation on these facilities in accordance with GASB Statement No. 94. See Note 9 for additional information.

NOTE 7. MAINTENANCE TAX

On November 7, 2023, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed $1.20 per $100 of assessed valuation of taxable property within the District. Maintenance tax revenues may be used to pay any legally authorized expenditures of the District. During the current fiscal year, the District levied an ad valorem maintenance tax rate of $0.32 per $100 of assessed valuation, which resulted in a tax levy of $131,947 on the adjusted taxable valuation of $41,233,184 for the 2025 tax year.

NOTE 8. UNREIMBURSED DEVELOPER COSTS

The District and the Developers have entered into agreements which require the Developers to fund costs associated with construction of roads, water, wastewater, and drainage infrastructure serving the residents of the District in addition to operating advances during the early stages of District development. The District is responsible for reimbursing certain public infrastructure costs and operating advances by means of bond proceeds. The following table summarizes the activity for the current fiscal year:

Due to Developer, beginning of year	$ 3,487,258
Current year additions	6,196,162
Due to Developer, end of year	$ 9,683,420

NOTE 9. NON-STANDARD SERVICE AGREEMENT

Water Supply

Pursuant to certain Non-Standard Water Service Agreements (the "Water Agreements") between the Developer and Culleoka Water Supply Corporation ("Culleoka WSC"), Culleoka WSC has agreed to provide water supply to Arbor Trails Phases 1 and 2, as well as Arbor Trails South. All of the lands within the District fall within Culleoka WSC's Certificate of Convenience and Necessity (CCN No. 10159) for the provision of water service and pursuant to that CCN, Culleoka WSC is required to provide continuous, adequate service to the District in accordance with Texas law. There is currently no agreement to provide water supply to the lands added into the District on October 21, 2024. The existing Water Agreements require the Developer to finance and construct, at the Developer's sole cost, the necessary water facilities for the transmission, storage and supply of water inside and outside the District's boundaries for the purpose of providing water service to residents within Arbor Trails Phases 1 and 2 as well as Arbor Trails South. The water facilities must be constructed in accordance with the construction plans and specifications in compliance with the TCEQ and Culleoka WSC's applicable rules and regulations. Upon completion, the water facilities are transferred (dedicated) from the Developer to the Culleoka WSC. Culleoka WSC is responsible for the maintenance and operations of the water supply and storage facilities necessary to service Arbor Trails Phases 1 and 2 and Arbor Trails South.

NOTE 9. NON-STANDARD SERVICE AGREEMENT (Continued)

Wastewater Treatment

Pursuant to certain Non-Standard Wastewater Service Agreements (the "Wastewater Agreements") between the Developer and the City of Princeton, Texas (the "City"), the City has agreed to provide wastewater treatment to Arbor Trails Phases 1 and 2, as well as Arbor Trails South. All of the lands within the District fall within the City's Certificate of Convenience and Necessity (CCN No. 21057) for the provision of wastewater service and pursuant to that CCN, the City is required to provide continuous, adequate service to the District in accordance with Texas law. The existing Wastewater Agreements require the Developer to finance and construct or expand, at the Developer's sole cost, the necessary wastewater facilities inside and outside the District's boundaries for the purpose of providing wastewater treatment service to residents within Arbor Trails Phases 1 and 2 as well as Arbor Trails South. The wastewater treatment facilities must be constructed in accordance with the construction plans and specifications in compliance with the TCEQ and the City's applicable rules and regulations. Upon completion, the wastewater treatment facilities are transferred (dedicated) from the Developer to the City. The City is responsible for the maintenance and operations of the wastewater treatment facilities necessary to service Arbor Trails Phases 1 and 2 and Arbor Trails South.

NOTE 10. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions and natural disasters for which the District carries commercial insurance. There have been no significant changes in coverage from the prior year and settlements have not exceeded coverage in since inception.

NOTE 11. BOND SALE

On September 29, 2025, the District issued its Unlimited Tax Road Bonds, Series 2025 in the amount of $4,085,000. Proceeds were used to reimburse a Developer for the construction and engineering of road facilities serving Arbor Trails Phases 1 & 2, as well as land costs. Proceeds were also used to pay certain bond issuance costs, developer interest, and capitalized interest.

COLLIN COUNTY MUNICIPAL UTILITY NO. 10

REQUIRED SUPPLEMENTARY INFORMATION

FEBRUARY 28, 2026

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND FOR THE YEAR ENDED FEBRUARY 28, 2026

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	$ 199,500	$ 128,234	$ (71,266)
Investment Revenues	82	479	397
TOTAL REVENUES	$ 199,582	$ 128,713	$ (70,869)
EXPENDITURES			
Service Operations:			
Professional Fees	$ 80,000	$ 86,767	$ (6,767)
Contracted Services	18,000	20,444	(2,444)
Other	18,439	19,904	(1,465)
TOTAL EXPENDITURES	$ 116,439	$ 127,115	$ (10,676)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 83,143	$ 1,598	$ (81,545)
OTHER FINANCING SOURCES (USES)			
Developer Advances	$ 82,260	$ 82,040	$ (220)
NET CHANGE IN FUND BALANCE	$ 165,403	$ 83,638	$ (81,765)
FUND BALANCE - MARCH 1, 2025	23,905	23,905	
FUND BALANCE - FEBRUARY 28, 2026	$ 189,308	$ 107,543	$ (81,765)

COLLIN COUNTY MUNICIPAL UTILITY NO. 10

SUPPLEMENTARY INFORMATION – REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

FEBRUARY 28, 2026

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
SERVICES AND RATES
FOR THE YEAR ENDED FEBRUARY 28, 2026

1. SERVICES PROVIDED BY THE DISTRICT DURING THE YEAR:

______	Retail Water	______	Wholesale Water	X	Drainage
______	Retail Wastewater	______	Wholesale Wastewater	______	Irrigation
______	Parks/Recreation	______	Fire Protection	______	Security
______	Solid Waste/Garbage	______	Flood Control	X	Roads

______ Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)

Note: Culleoka WSC will be the provider of water service and The City of Princeton, Texas will be the provider of wastewater service to residents of the District (see Note 9).

2. RETAIL SERVICE PROVIDERS: (NOT APPLICABLE)

3. TOTAL WATER CONSUMPTION: (NOT APPLICABLE)

4. STANDBY FEES: (NOT APPLICABLE)

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes X No ______

County in which District is located - Collin County, Texas

Is the District located within a city?

Entirely ______ Partly ______ Not at all X

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

Entirely ______ Partly ______ Not at all X

Are Board Members appointed by an office outside the District?

Yes ______ No X

See accompanying independent auditor's report.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED FEBRUARY 28, 2026

PROFESSIONAL FEES:		
Auditing	$	12,750
Engineering		14,229
Legal		59,788
TOTAL PROFESSIONAL FEES	$	86,767
CONTRACTED SERVICES:		
Bookkeeping	$	18,291
Tax Collector		2,153
TOTAL CONTRACTED SERVICES	$	20,444
ADMINISTRATIVE EXPENDITURES:		
Director Fees, Including Payroll Taxes	$	9,992
Travel and Meetings		2,606
Insurance		3,431
Other		3,875
TOTAL ADMINISTRATIVE EXPENDITURES	$	19,904
TOTAL EXPENDITURES	$	127,115

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
INVESTMENTS
FEBRUARY 28, 2026

Fund	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
GENERAL FUND					
LOGIC	XXXX4001	Varies	Daily	$ 66,191	$ -0-
DEBT SERVICE FUND					
LOGIC	XXXX4003	Varies	Daily	$ 353,001	$ -0-
CAPITAL PROJECTS FUND					
LOGIC	XXXX4002	Varies	Daily	$ 412,627	$ -0-
TOTAL - ALL FUNDS				$ 831,819	$ -0-

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED FEBRUARY 28, 2026

	Maintenance Taxes		Debt Service Taxes	
TAXES RECEIVABLE -				
MARCH 1, 2025	$ -0-		$ -0-	
Adjustments to Beginning Balance		$ -0-		$ -0-
Original 2025 Tax Levy	$ 131,128		$ 278,647	
Adjustment to 2025 Tax Levy	819	131,947	1,739	280,386
TOTAL TO BE ACCOUNTED FOR		$ 131,947		$ 280,386
TAX COLLECTIONS:				
Prior Years	$		$	
Current Year	128,234	128,234	272,497	272,497
TAXES RECEIVABLE - FEBRUARY 28, 2026		$ 3,713		$ 7,889
TAXES RECEIVABLE BY YEAR:				
2025		$ 3,713		$ 7,889

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED FEBRUARY 28, 2026

	2025	2024
TOTAL PROPERTY VALUATIONS	$ 41,233,184	$ 6,561,767
TAX RATES PER $100 VALUATION:		
Debt Service	$ 0.68	$ 0.00
Maintenance	0.32	1.00
TAX RATE PER $100 VALUATION MAINTENANCE -	$ 1.00	$ 1.00
ADJUSTED TAX LEVY*	$ 412,333	$ 65,618
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	97.19 %	100.00 %

* Based upon the adjusted tax levy at the time of the audit for the fiscal year in which the tax was levied.

Maintenance Tax – Maximum tax rate of $1.20 per $100 assessed valuation was approved by voters on November 7, 2023.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
LONG-TERM DEBT SERVICE REQUIREMENTS
FEBRUARY 28, 2026

	SERIES - 2024 ROAD		
Due During Fiscal Years Ending February 28/29	Principal Due September 1	Interest Due March 1/ September 1	Total
2027	$	$ 113,825	$ 113,825
2028	35,000	113,825	148,825
2029	40,000	111,725	151,725
2030	40,000	109,225	149,225
2031	45,000	106,625	151,625
2032	45,000	103,700	148,700
2033	50,000	100,775	150,775
2034	50,000	97,525	147,525
2035	55,000	94,275	149,275
2036	55,000	91,800	146,800
2037	60,000	89,325	149,325
2038	65,000	86,625	151,625
2039	70,000	83,700	153,700
2040	70,000	80,550	150,550
2041	75,000	77,400	152,400
2042	80,000	74,025	154,025
2043	85,000	70,425	155,425
2044	90,000	66,600	156,600
2045	95,000	62,550	157,550
2046	100,000	58,275	158,275
2047	105,000	53,775	158,775
2048	110,000	49,050	159,050
2049	120,000	44,100	164,100
2050	125,000	38,700	163,700
2051	130,000	33,075	163,075
2052	140,000	27,225	167,225
2053	145,000	20,925	165,925
2054	155,000	14,400	169,400
2055	165,000	7,425	172,425
2056			
	$ 2,400,000	$ 2,081,450	$ 4,481,450

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
LONG-TERM DEBT SERVICE REQUIREMENTS
FEBRUARY 28, 2026

	S E R I E S - 2 0 2 5 R O A D		
Due During Fiscal Years Ending February 28/29	Principal Due September 1	Interest Due March 1/ September 1	Total
2027	$	$ 213,544	$ 213,544
2028	60,000	213,544	273,544
2029	60,000	209,118	269,118
2030	65,000	204,694	269,694
2031	70,000	199,900	269,900
2032	75,000	194,738	269,738
2033	80,000	189,206	269,206
2034	85,000	183,306	268,306
2035	90,000	177,038	267,038
2036	95,000	170,400	265,400
2037	100,000	163,394	263,394
2038	100,000	156,894	256,894
2039	105,000	150,394	255,394
2040	115,000	145,144	260,144
2041	120,000	139,394	259,394
2042	125,000	133,394	258,394
2043	130,000	127,144	257,144
2044	135,000	120,644	255,644
2045	145,000	113,894	258,894
2046	150,000	107,188	257,188
2047	160,000	100,250	260,250
2048	170,000	92,650	262,650
2049	175,000	84,576	259,576
2050	185,000	76,262	261,262
2051	195,000	67,474	262,474
2052	200,000	58,212	258,212
2053	215,000	48,712	263,712
2054	225,000	38,500	263,500
2055	235,000	28,656	263,656
2056	420,000	18,374	438,374
	$ 4,085,000	$ 3,926,638	$ 8,011,638

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
LONG-TERM DEBT SERVICE REQUIREMENTS
FEBRUARY 28, 2026

Due During Fiscal Years Ending February 28/29	ANNUAL REQUIREMENTS FOR ALL SERIES Total Principal Due	Total Interest Due	Total Principal and Interest Due
2027	$	$ 327,369	$ 327,369
2028	95,000	327,369	422,369
2029	100,000	320,843	420,843
2030	105,000	313,919	418,919
2031	115,000	306,525	421,525
2032	120,000	298,438	418,438
2033	130,000	289,981	419,981
2034	135,000	280,831	415,831
2035	145,000	271,313	416,313
2036	150,000	262,200	412,200
2037	160,000	252,719	412,719
2038	165,000	243,519	408,519
2039	175,000	234,094	409,094
2040	185,000	225,694	410,694
2041	195,000	216,794	411,794
2042	205,000	207,419	412,419
2043	215,000	197,569	412,569
2044	225,000	187,244	412,244
2045	240,000	176,444	416,444
2046	250,000	165,463	415,463
2047	265,000	154,025	419,025
2048	280,000	141,700	421,700
2049	295,000	128,676	423,676
2050	310,000	114,962	424,962
2051	325,000	100,549	425,549
2052	340,000	85,437	425,437
2053	360,000	69,637	429,637
2054	380,000	52,900	432,900
2055	400,000	36,081	436,081
2056	420,000	18,374	438,374
	$ 6,485,000	$ 6,008,088	$ 12,493,088

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED FEBRUARY 28, 2026

Description	Original Bonds Issued	Bonds Outstanding March 1, 2025
Collin County Municipal Utility District No. 10 Unlimited Tax Road Bonds - Series 2024	$ 2,400,000	$ 2,400,000
Collin County Municipal Utility District No. 10 Unlimited Tax Road Bonds - Series 2025	4,085,000	
TOTAL	$ 6,485,000	$ 2,400,000

Bond Authority:	Water, Sewer and Drainage Bonds	Water, Sewer and Drainage Refunding Bonds	Road Bonds	Road Refunding Bonds
Amount Authorized by Voters	$ 171,200,000	$ 214,000,000	$ 104,700,000	$ 130,875,000
Amount Issued			6,485,000	
Remaining to be Issued	$ 171,200,000	$ 214,000,000	$ 98,215,000	$ 130,875,000

Debt Service Fund cash, investments and cash with paying agent balances as of February 28, 2026:	$ 411,695
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 416,436

See Note 3 for interest rates, interest payment dates and maturity dates.

Current Year Transactions				
	Retirements		Bonds Outstanding	
Bonds Sold	Principal	Interest	February 28, 2026	Paying Agent
$	$	$ 79,361	$ 2,400,000	UMB Bank, N.A. Dallas, TX
4,085,000			4,085,000	UMB Bank, N.A. Dallas, TX
$ 4,085,000	$ - 0 -	$ 79,361	$ 6,485,000	

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - TWO YEARS

	Amounts		Percentage of Total Revenues	
	2026	2025	2026	2025
REVENUES				
Property Taxes	$ 128,234	$ 65,618	99.5 %	99.6 %
Interest and Miscellaneous Revenues	479	212	0.5	0.4
TOTAL REVENUES	$ 128,713	$ 65,830	100.0 %	100.0 %
EXPENDITURES				
Professional Fees	$ 86,767	$ 75,313	67.4 %	114.4 %
Contracted Services	20,444	14,175	15.9	21.5
Other	19,904	15,327	15.5	23.3
TOTAL EXPENDITURES	$ 127,115	$ 104,815	98.8 %	159.2 %
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 1,598	$ (38,985)	1.2 %	(59.2) %
OTHER FINANCING SOURCES (USES)				
Developer Advances	$ 82,040	$ 71,247		
NET CHANGE IN FUND BALANCE	$ 83,638	$ 32,262		
BEGINNING FUND BALANCE (DEFICIT)	23,905	(8,357)		
ENDING FUND BALANCE	$ 107,543	$ 23,905		

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - TWO YEARS

	Amounts		Percentage of Total Revenues	
	2026	2025	2026	2025
REVENUES				
Property Taxes	$	$	%	%
Investment Revenues	6,143	1,013	100.0	100.0
TOTAL REVENUES	$ 6,143	$ 1,013	100.0 %	100.0 %
EXPENDITURES				
Tax Collection Expenditures	$ 6,180	$	100.6 %	%
Debt Service Interest and Fees	79,761		1,298.4	
TOTAL EXPENDITURES	$ 85,941	$ - 0 -	1,399.0 %	- 0 - %
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ (79,798)	$ 1,013	(1,299.0) %	100.0 %
OTHER FINANCING SOURCES (USES)				
Proceeds From Issuance of Long-term Debt	$ 204,234	$ 113,447		
NET CHANGE IN FUND BALANCE	$ 124,436	$ 114,460		
BEGINNING FUND BALANCE	114,460			
ENDING FUND BALANCE	$ 238,896	$ 114,460		
TOTAL ACTIVE RETAIL WATER CONNECTIONS	*	**		
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	*	**		

* Culleoka WSC will be the provider of water service and the City of Princeton, Texas will be the provider of wastewater service to residents of the District.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
FEBRUARY 28, 2026

District Mailing Address	-	Collin County Municipal Utility District No. 10 c/o Winstead PC 2728 N. Harwood Street, Suite 500 Dallas, TX 75201
District Telephone Number	-	(214) 745-5400

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended February 28, 2026	Expense Reimbursements for the year ended February 28, 2026	Title
Brent Wall	05/24 05/28 (Elected)	$ 2,431	$ -0-	President
Ashley Eckeberger	05/24 05/28 (Elected)	$ 1,989	$ -0-	Vice President
Blake Gustafson	11/23 05/26 (Elected)	$ 1,989	$ -0-	Secretary
Michael Hanschen	11/23 05/26 (Elected)	$ 2,431	$ 263	Assistant Secretary
Matthew Ledlie	11/23 05/26 (Elected)	$ 442	$ 97	Assistant Secretary

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants.

Submission date of most recent District Registration Form: May 13, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is $7,200. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
FEBRUARY 28, 2026

Consultants:	Date Hired	Fees for the year ended February 28, 2026	Title
Winstead PC	08/14/23	$ 62,281	General Counsel
		$ 103,125	Bond Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	10/21/24	$ 12,750	Auditor
		$ 22,000	AUP and Other
Dye & Tovery, LLC	08/14/23	$ 18,308	Bookkeeper
Kimley-Horn and Associates, Inc.	08/14/23	$ 23,604	Engineer
Hilltop Securities Inc.	08/14/23	$ 120,893	Financial Advisor
Collin County Tax Office	10/01/24	$ 2,153	Tax Assessor/ Collector