

OFFICIAL STATEMENT DATED FEBRUARY 19, 2026

IN THE OPINION OF BOND COUNSEL, THE BONDS ARE VALID OBLIGATIONS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION, SUBJECT TO THE MATTERS DESCRIBED UNDER "LEGAL MATTERS" HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS. SEE "LEGAL MATTERS" HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

THE BONDS HAVE BEEN DESIGNATED "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "LEGAL MATTERS—Qualified Tax-Exempt Obligations."

BOOK-ENTRY-ONLY

Insured Ratings (AG): S&P "AA" (stable outlook)
 Moody's "A1" (stable outlook)
 Underlying Rating: Moody's "Baa1"
 See "MUNICIPAL BOND RATING" and
 "MUNICIPAL BOND INSURANCE" herein.

\$2,395,000
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536
(A political subdivision of the State of Texas located within Harris County)
UNLIMITED TAX ROAD BONDS
SERIES 2026

Dated Date: March 1, 2026

Due: September 1, as shown below

Interest Accrual Date: Date of Delivery

Principal of the bonds described above (the "Bonds") will be payable at maturity or earlier redemption at the principal payment office of the Paying Agent/Registrar, initially The Bank of New York Mellon Trust Co., N.A., Houston, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will accrue from the date of initial delivery (expected to be on or about March 24, 2026) (the "Date of Delivery") and will be payable on September 1 and March 1 of each year, commencing September 1, 2026, until maturity or prior redemption and will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds will be issued in fully registered form only in denominations of \$5,000 each or integral multiples thereof. The Bonds will be subject to redemption prior to their maturity, as shown below.

The Bonds will be registered and delivered only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial Owners (as defined herein under "BOOK-ENTRY-ONLY SYSTEM") of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the DTC participants. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar, as herein defined, directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the Beneficial Owners. See "BOOK-ENTRY-ONLY SYSTEM."



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 ASSURED GUARANTY INC. ("AG" or the "Insurer").

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

Due (Sept. 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (c)	Due (Sept. 1)	Principal Amount (a)	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (c)
2027	\$ 750,000	3.00 %	2.65 %	41428T QK3	2031	\$ 40,000	3.00 %	2.80 %	41428T QP2
2028	35,000	3.00	2.65	41428T QL1	2032	45,000	3.00	2.85	41428T QQ0
2029	40,000	3.00	2.70	41428T QM9	2033	45,000 (b)	3.00	3.00	41428T QR8
2030	40,000	3.00	2.75	41428T QN7					

\$100,000 Term Bonds due September 1, 2035 (b), 41428T QT4 (c), 3.00% Interest Rate, 3.20% Yield (a)
 \$110,000 Term Bonds due September 1, 2037 (b), 41428T QV9 (c), 3.50% Interest Rate, 3.60% Yield (a)
 \$190,000 Term Bonds due September 1, 2040 (b), 41428T QY3 (c), 4.00% Interest Rate, 3.70% Yield (a)
 \$220,000 Term Bonds due September 1, 2043 (b), 41428T RB2 (c), 4.00% Interest Rate, 4.00% Yield (a)
 \$255,000 Term Bonds due September 1, 2046 (b), 41428T RE6 (c), 4.00% Interest Rate, 4.20% Yield (a)
 \$300,000 Term Bonds due September 1, 2049 (b), 41428T RH9 (c), 4.00% Interest Rate, 4.37% Yield (a)
 \$225,000 Term Bonds due September 1, 2051 (b), 41428T RK2 (c), 4.00% Interest Rate, 4.45% Yield (a)

- (a) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (b) The Bonds maturing on or after September 1, 2033 are subject to redemption prior to maturity at the option of the District, in whole or, from time to time in part, on September 1, 2032, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. The Term Bonds (as defined herein) are also subject to mandatory sinking fund redemption as more fully described herein. See "THE BONDS—Redemption Provisions."
- (c) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.

The Bonds, when issued, will constitute valid and legally binding obligations of Harris County Municipal Utility District No. 536 (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. Investment in the Bonds is subject to special investment considerations described herein. See "INVESTMENT CONSIDERATIONS."

The Bonds are offered when, as and if issued by the District, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through DTC is expected on or about March 24, 2026.

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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 representation must not be relied upon as having been authorized by the District.

This Official Statement is not to be used in an offer to sell or the solicitation of an 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.

All of the summaries of the statutes, orders, contracts, audited financial statements, engineering and other related reports set forth in this 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 Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 2400, Houston, Texas, 77056 upon payment of the costs of duplication.

References to web site 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 web sites 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, SEC Rule 15c2-12, as amended.

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 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 and, to the extent that relevant information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Initial Purchaser, and thereafter only as specified in "UPDATING OF OFFICIAL STATEMENT."

Assured Guaranty Inc. ("AG" or the "Insurer") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, the Insurer 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 the Insurer supplied by the Insurer and presented under the heading "MUNICIPAL BOND INSURANCE" and "APPENDIX B—Specimen Municipal Bond Insurance Policy."

OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. The summary should not be detached and should be used in conjunction with more complete information contained herein. A full review should be made of the entire OFFICIAL STATEMENT and of the documents summarized or described therein.

THE FINANCING

The Issuer Harris County Municipal Utility District No. 536 (the “District”), a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE DISTRICT.”

The Issue \$2,395,000 Harris County Municipal Utility District No. 536 Unlimited Tax Road Bonds, Series 2026, dated March 1, 2026 (the “Bonds”). The Bonds mature serially on September 1 in each year from 2027 through 2033, both inclusive, and as term bonds maturing on September 1 in each of the years 2035, 2037, 2040, 2043, 2046, 2049 and 2051 (the “Term Bonds”), in the respective amounts and bearing interest at the rates for each maturity shown on the cover page hereof. Interest on the Bonds will accrue from the Date of Delivery and will be payable September 1 and March 1 of each year, commencing September 1, 2026, until maturity or prior redemption and will be calculated on the basis of 360-day year consisting of twelve 30-day months. The Bonds maturing on or after September 1, 2033 are subject to optional redemption, in whole or, from time to time, in part, on September 1, 2032, or on any date thereafter, at a price equal to the principal amount of the Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption as more fully described herein. If less than all the Bonds are redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be selected by the District in integral multiples of \$5,000 in any one maturity. If less than all the Bonds within a maturity are redeemed, the Bonds to be redeemed shall be selected by DTC in accordance with its procedures. See “BOOK-ENTRY-ONLY SYSTEM.” The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple thereof. See “THE BONDS.”

Book-Entry-Only..... The Bonds will be registered in the name of, and delivered only to, Cede & Co., the nominee of DTC, pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC, which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See “BOOK-ENTRY- ONLY SYSTEM.”

Authority for Issuance At an election held within the District on May 9, 2015, voters authorized a total of \$76,250,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities. The Bonds constitute the seventh issuance of bonds from such authorization. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order (defined herein); Article III, Section 52 of the Texas Constitution; Chapter 8436, Texas Special District Local Laws Code, the general laws of the State of Texas, including without limitation Chapters 49 and 54 of the Texas Water Code, as amended, and an election held within the District. After the issuance of the Bonds, the District will have \$44,225,000 principal amount of unlimited tax bonds authorized and unissued for the purpose of acquiring or constructing road facilities. See “THE BONDS—Authority for Issuance.”

Source of Payment The Bonds are payable from a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. See “THE BONDS—Source and Security for Payment.”

Use of Proceeds Proceeds from the Bonds will be used to reimburse RK Katy Park (hereinafter defined) for expenditures associated with certain road improvements serving the District. In addition, Bond proceeds will also be used to pay certain costs associated with the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

Payment Record.....The District has previously issued \$66,940,000 principal amount of unlimited tax bonds in eight series and \$29,630,000 principal amount of unlimited tax road bonds in six series (collectively the “Previously Issued Bonds”), of which \$86,595,000 principal amount is outstanding as of the date hereof (the “Outstanding Bonds”). The District has timely paid its debt service on the Previously Issued Bonds.

Qualified Tax-Exempt ObligationsThe District has designated the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See “LEGAL MATTERS—Qualified Tax-Exempt Obligations.”

Legal OpinionSchwartz, Page & Harding, L.L.P., Bond Counsel, Houston, Texas.

EngineerEdminster, Hinshaw, Russ & Associates, Inc., Houston, Texas.

Disclosure Counsel.....McCall, Parkhurst & Horton L.L.P, Houston, Texas.

Financial AdvisorMasterson Advisors LLC, Houston, Texas.

Paying Agent/Registrar ... The Bank of New York Mellon Trust Co., N.A., Houston, Texas.

Municipal Bond Insurance and Municipal Bond Rating.....S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC, (“S&P”) is expected to assign a municipal bond insured rating of “AA” (stable outlook) and Moody’s Investors Service, Inc. (“Moody’s”) is expected to assign a municipal bond insured rating of “A1” (stable outlook), respectively, to this issue of the Bonds with the understanding that, upon issuance and delivery of the Bonds, a municipal bond insurance policy ensuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Inc. (“AG” or the “Insurer”). Moody’s has also assigned an underlying rating of “Baal” to the Bonds. An explanation of the ratings may be obtained from S&P and Moody’s. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance,” “MUNICIPAL BOND RATING,” “MUNICIPAL BOND INSURANCE” and “APPENDIX B.”

Investment Considerations.....The purchase and ownership of the Bonds are subject to special investment considerations, and all prospective purchasers are urged to examine carefully the entire Official Statement with respect to the investment security of the Bonds, including particularly the section captioned “INVESTMENT CONSIDERATIONS.”

THE DISTRICT

Description.....The District is a municipal utility district created by an act of the Texas Legislature (Senate Bill No. 564, Regular Session, dated May 20, 2013), under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Texas Commission on Environmental Quality (the “Commission”). The District contains approximately 610 acres of land. See “THE DISTRICT.”

LocationThe District is located in Harris County approximately 30 miles northwest of downtown Houston, north of Clay Road and west of US Highway 99. Access to the District is provided by US Highway 99 and west on Clay Road. Major thoroughfares to the community include Clay Road, Morton Ranch Road, Katy Hockley Cut-off Road, Stockdick School Road and Porter Road. The District is located entirely within the extraterritorial jurisdiction of the City of Houston and within the boundaries of the Katy Independent School District. See “THE DISTRICT” and “AERIAL PHOTOGRAPH.”

Status of Development

Approximately 351 acres in the District have been developed as Marcello Lakes, Sections 1 through 3, Treviso Gardens, Sections 1 through 5 and Camillo Lakes, Sections 1 through 7, which encompass 2,065 single family lots. Treviso Gardens has been developed as a rental home community consisting of 645 single-family residential homes. See “INVESTMENT CONSIDERATIONS—Rental Homes.” As of December 15, 2025, there were 2,065 completed homes (2,047 occupied) in the District.

The Oak at Katy Park, a 348-unit apartment complex, has recently been constructed on approximately 11 acres in the District.

The Houston Housing Authority is currently constructing a 340-unit apartment complex on approximately 11 acres in the District and completion is expected in the first quarter of 2026. Such complex will be exempt from ad valorem taxation. See “INVESTMENT CONSIDERATIONS—Certain Exemptions Provided For Affordable Housing.”

Approximately 9 acres are under construction for 156 rental townhomes, which are expected to be completed in the summer of 2027. The townhomes are expected to be owned and leased by a single owner upon completion.

A gas station and convenience store have been constructed on approximately one acre within the District. An approximately 123,000 square-foot H-E-B and fuel station have been constructed on approximately 13 acres. An approximately 18,400 square foot retail building, an approximately 17,475 square foot retail building, and an approximately 10,000 square foot retail building have collectively been constructed on approximately 5 acres. A Mavis automobile shop has been constructed on approximately 1 acre. A McDonald’s restaurant and a Chase Bank have been constructed on approximately 3 acres. A Whataburger has been constructed on approximately 2 acres. A Valvoline automobile shop is under construction on approximately one acre and expected to be completed in the second quarter of 2026. A carwash is under construction on approximately one acre and expected to be completed by the second quarter of 2026. Approximately 17 acres in the District are served with trunk facilities for commercial development but do not yet have vertical improvements.

There are 184 acres that are undevelopable, consisting of street easements, drainage detention, parks and recreation space and utility sites. See “THE DISTRICT.”

The Developers..... The developer of Marcello Lakes, Sections One through Three is Marcello Lakes Ltd. (“Marcello”), a Texas limited partnership. Marcello does not own any remaining developable land in the District.

The developer of Camillo Lakes, Sections One through Seven is Camillo Lakes Ltd. (“Camillo”), a Texas limited partnership. Camillo does not own any remaining developable land in the District.

The developer of Treviso Gardens, Sections One through Five is Treviso Gardens Ltd. (“Treviso”), a Texas limited partnership. Treviso does not own any remaining developable land in the District.

The developer of approximately 14 acres of commercial tracts within the District is Benchmark Acquisitions, LLC (“Benchmark”). A gas station and convenience store have been constructed on approximately one of such acres and approximately 11 acres were sold to the Houston Housing Authority. The Houston Housing Authority is currently constructing a 340 unit apartment complex on such 11 acres and completion is expected in the first quarter of 2026. Such complex will be exempt from ad valorem taxation. See “INVESTMENT CONSIDERATIONS—Certain Exemptions Provided For Affordable Housing.” Benchmark continues to own approximately 2 acres in the District which are served with utility facilities extended to the boundary.

The general partner of Marcello, Camillo and Treviso is C.I.L Holdings LLC and the limited partner is Camcorp Interests LLC, formerly known as Camcorp Interests, Ltd. Legend Classic Homes LLC (formerly known as Legend Classic Homes, Ltd.) (the builder in Camillo Lakes) is a wholly owned subsidiary of Camcorp Interests LLC, formerly known as Camcorp Interests, Ltd. Camillo Properties LLC (formerly known as Camillo Properties Ltd.) (the builder in Treviso Gardens) has common ownership with Camcorp Interests LLC. Camcorp Interests LLC is also the sole member of Benchmark. All of the above-mentioned entities have direct or indirect common ownership.

RK Katy Park LLC (“RK Katy Park”) is the developer of approximately 38 commercial acres in the District. An approximately 123,000 square-foot H-E-B and fuel station have been constructed on approximately 13 of such acres. An approximately 18,400 square foot retail building, an approximately 17,475 square foot retail building, and an approximately 10,000 square foot retail building have collectively been constructed on approximately 5 acres. A Mavis automotive shop has been constructed on approximately 1 acre. A McDonald’s restaurant and a Chase Bank have been constructed on approximately 3 acres. A Whataburger has been constructed on approximately 2 acres. A Valvoline automotive shop is under construction on approximately one acre and expected to be completed in the second quarter of 2026. RK Katy Park sold approximately 11 acres to Katy Park Apartments, LP, who constructed The Oak at Katy Park, a 348-unit apartment complex. RK Katy Park continues to own approximately two acres served with trunk facilities for commercial development and does not own any additional developable land in the District.

Morton Ranch Development, LLC, a Texas limited liability company (“Morton Ranch Development”), is the developer of approximately 23 acres of land in the District. A rental townhome community expected to include 156 townhomes is under construction on approximately 9 acres and expected to be completed in the summer of 2027. A carwash is under construction on approximately one acre and expected to be completed by the second quarter of 2026. Morton Ranch Development sold approximately 7 acres where no improvements have been constructed to date and continues to own approximately 6 acres served with trunk utilities for commercial development.

Marcello, Camillo, Treviso, Benchmark, RK Katy Park and Morton Ranch Development are collectively referred to herein as the “Developers.” See “THE DEVELOPERS.”

SELECTED FINANCIAL INFORMATION

2025 Taxable Assessed Valuation	\$666,902,212 (a)
Estimated Taxable Assessed Valuation as of December 1, 2025	\$678,539,012 (b)
 Gross Direct Debt Outstanding.....	 \$ 88,990,000 (c)
Estimated Overlapping Debt	34,891,038
Total Gross Direct Debt and Estimated Overlapping Debt	<u>\$123,881,038</u>
 Ratios of Gross Direct Debt to:	
2025 Taxable Assessed Valuation.....	13.34%
Estimated Taxable Assessed Valuation as of December 1, 2025	13.11%
 Ratios of Gross Direct and Estimated Overlapping Debt to:	
2025 Taxable Assessed Valuation.....	18.58%
Estimated Taxable Assessed Valuation as of December 1, 2025	18.26%
 Operating Funds Available as of January 15, 2026	 \$10,042,518 (d)
 WSD Debt Service Funds Available as of January 15, 2026.....	 \$2,578,543 (e)
Road Debt Service Funds Available as of January 15, 2026	\$1,345,853 (e)
 WSD Capital Project Funds Available as of January 15, 2026.....	 \$23,264
Road Capital Project Funds Available as of January 15, 2026	\$18,592 (f)
 2025 Debt Service Tax Rate	 \$0.99
2025 Maintenance Tax Rate.....	0.31
Total.....	<u>\$1.30</u>
 Average Annual Debt Service Requirement (2026-2051).....	 \$5,003,523 (g)
Maximum Annual Debt Service Requirement (2026).....	\$7,318,617 (g)
 Tax Rate Required to Pay Average Annual Debt Service (2026-2051) at a 95% Collection Rate	
Based upon 2025 Taxable Assessed Valuation	\$0.79
 Tax Rate Required to Pay Maximum Annual Debt Service (2026) at a 95% Collection Rate	
Based upon 2025 Taxable Assessed Valuation	\$1.16
 Tax Rate Required to Pay Average Annual Debt Service (2026-2051) at a 95% Collection Rate	
Based upon Estimated Taxable Assessed Valuation as of December 1, 2025	\$0.78
 Tax Rate Required to Pay Maximum Annual Debt Service (2026) at a 95% Collection Rate	
Based upon Estimated Taxable Assessed Valuation as of December 1, 2025	\$1.14
 Status of Development as of December 15, 2025:	
Completed Occupied Single-Family Homes	2,047
Vacant Single-Family Homes	18
Apartment Units (1 Complex).....	348
Estimated Population	7,861 (h)

- (a) The Harris Central Appraisal District (the "Appraisal District") has certified \$666,502,104 of taxable value within the District as of January 1, 2025. An additional \$400,108 of taxable value remains uncertified and is subject to review and downward adjustment prior to certification. See "TAXING PROCEDURES."
- (b) As estimated by the Appraisal District as of December 1, 2025 for information purposes only. The 2025 Taxable Assessed Valuation provided by the Appraisal District has been updated to add the estimated value of improvements constructed from January 1, 2025 to December 1, 2025. This estimate has no official status. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year, and, therefore, this estimate will not be the basis for any tax levy by the District. See "TAX PROCEDURES."
- (c) After giving effect to issuance of the Bonds. Includes the Bonds and the Outstanding Bonds. See "FINANCIAL STATEMENT—Outstanding Bonds."
- (d) The District anticipates utilizing approximately \$500,000 of this balance to construct walking trails in the District.
- (e) Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to the bonds sold for water, sanitary sewer and drainage facilities (the "WSD Bonds"), and a portion will be allocated to the bonds sold for road facilities (the "Road Bonds"), including the Bonds. See "THE BONDS—Funds" and "DEBT SERVICE REQUIREMENTS." Neither the Bond Order nor Texas law requires that the District maintain any particular balance in such fund.
- (f) The District will apply \$18,467 of surplus Road Capital Projects Funds towards the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."
- (g) See "DEBT SERVICE REQUIREMENTS."
- (h) Based upon 3.5 persons per occupied single-family residence and 2 persons per apartment unit.

OFFICIAL STATEMENT

\$2,395,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536

(A political subdivision of the State of Texas located within Harris County)

UNLIMITED TAX ROAD BONDS, SERIES 2026

This Official Statement provides certain information in connection with the issuance by Harris County Municipal Utility District No. 536 (the “District”) of its \$2,395,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”).

This Official Statement includes descriptions, among others, of the Bonds and an order authorizing the issuance of the Bonds (the “Bond Order”) adopted by the Board of Directors of the District (the “Board”), and certain other information about the District, Marcello Lakes Ltd. (“Marcello”), Camillo Lakes Ltd. (“Camillo”), Treviso Gardens Ltd. (“Treviso”), Benchmark Acquisitions, LLC (“Benchmark”), RK Katy Park LLC (“RK Katy Park”) and Morton Ranch Development, LLC (“Morton Ranch Development”) (collectively referred to as the “Developers”). All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of documents may be obtained from the District c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 2400, Houston, Texas 77056, upon payment of the cost of duplication.

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order, a copy of which is available from Bond Counsel upon payment of the costs of duplication therefor. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

Description

The Bonds will be dated March 1, 2026, with interest payable September 1 and March 1 (each an “Interest Payment Date”), commencing September 1, 2026, until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the Date of Delivery, and thereafter, from the most recent Interest Payment Date. The Bonds mature on September 1 of the years and in the amounts shown under “MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS” on the cover page hereof. The Bonds are issued in fully registered form only in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be registered and delivered only to The Depository Trust Company, New York, New York (“DTC”), in its nominee name of Cede & Co., pursuant to the book-entry system described herein (“Registered Owners”). No physical delivery of the Bonds will be made to the purchasers thereof. See “BOOK-ENTRY-ONLY SYSTEM.” Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

Authority for Issuance

At an election held within the District on May 9, 2015, voters of the District authorized a total of \$76,250,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing road facilities. The Bonds constitute the seventh issuance of bonds from such authorization. After the issuance of the Bonds, a total of \$44,225,000 in principal amount of unlimited tax bonds for road facilities will remain authorized but unissued. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article III, Section 52 of the Texas Constitution; Chapter 8436, Texas Special District Local Laws Code, the general laws of the State of Texas, including without limitation Chapters 49 and 54 of the Texas Water Code, as amended, and an election held within the District as described above.

Source and Security for Payment

The Bonds, together with the Outstanding Bonds, and any additional bonds payable from ad valorem taxes, are secured by and payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property located within the District. See “TAX PROCEDURES.” Investment in the Bonds involves certain elements of risk, and all prospective purchasers are urged to examine carefully this Official Statement with respect to the investment security of the Bonds. See “INVESTMENT CONSIDERATIONS.” The Bonds are obligations solely of the District and are not obligations of the City of Houston, Harris County, the State of Texas, or any political subdivision or entity other than the District.

Funds

The Bond Order confirms the prior creation of the District’s Bond Fund, including the sub-accounts which are used to separate funds received to pay debt service on bonds issued to finance water, sanitary sewer, and storm drainage facilities (“WSD Bonds”) from funds received to pay debt service on bonds issued to finance road facilities (“Road Bonds”). The Bond Order also confirms the District’s Construction Fund, including the sub-accounts which are used to separate proceeds from WSD Bonds and Road Bonds. All remaining proceeds from the sale of the Bonds will be deposited in the sub-account of the Construction Fund created in respect of Road Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a more complete description of the use of Bond Proceeds.

The proceeds from all taxes levied, appraised and collected for and on account of the Bonds authorized by the Bond Order shall be deposited, as collected, into the sub-account of the Bond Fund created in respect of Road Bonds. The Bond Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Bonds, the Bonds and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District, and funds in the sub-account created in respect of Road Bonds are to be used for payment of debt service on the Bonds and any of the District’s duly authorized Road Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes. Amounts on deposit in the sub-accounts of the Bond Fund created in respect of Road Bonds may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds and any of the District’s duly authorized Road Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes, and to pay any tax anticipation notes issued in respect of debt service due or to become due on Road Bonds, together with interest thereon, as such tax anticipation notes become due. Funds otherwise on deposit in the Bond Fund, including funds in the sub-account created in respect of WSD Bonds, will not be allocated to the payment of the Bonds.

Record Date

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

Redemption Provisions

Mandatory Redemption: The Bonds maturing on September 1 in each of the years 2035, 2037, 2040, 2043, 2046, 2049 and 2051 (the “Term Bonds”) shall be redeemed, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption (the “Redemption Date”), on September 1 in each of the years and in the principal amounts set forth in the following schedule (with each such scheduled principal amount reduced by the principal amount as may have been previously redeemed through the exercise of the District’s reserved right of optional redemption, as provided under “Optional Redemption” below):

\$100,000 Term Bonds		\$110,000 Term Bonds		\$190,000 Term Bonds	
Due September 1, 2035		Due September 1, 2037		Due September 1, 2040	
Mandatory	Principal	Mandatory	Principal	Mandatory	Principal
Redemption Date	Amount	Redemption Date	Amount	Redemption Date	Amount
2034	\$ 50,000	2036	\$ 55,000	2038	\$ 60,000
2035 (maturity)	50,000	2037 (maturity)	55,000	2039	65,000
				2040 (maturity)	65,000

\$220,000 Term Bonds		\$255,000 Term Bonds		\$300,000 Term Bonds	
Due September 1, 2043		Due September 1, 2046		Due September 1, 2049	
Mandatory	Principal	Mandatory	Principal	Mandatory	Principal
Redemption Date	Amount	Redemption Date	Amount	Redemption Date	Amount
2041	\$ 70,000	2044	\$ 80,000	2047	\$ 95,000
2042	75,000	2045	85,000	2048	100,000
2043 (maturity)	75,000	2046 (maturity)	90,000	2049 (maturity)	105,000

\$225,000 Term Bonds	
Due September 1, 2051	
Mandatory	Principal
Redemption Date	Amount
2050	\$ 110,000
2051 (maturity)	115,000

Notice of the mandatory redemption of the Term Bonds will be provided at least thirty (30) calendar days prior to the Redemption Date, with the particular portions of the Term Bonds to be redeemed to be selected by lot or other customary method in accordance with the procedures of DTC so long as the Bonds are registered in accordance with the Book-Entry-Only System. See "BOOK-ENTRY-ONLY-SYSTEM."

Optional Redemption: The District reserves the right, at its option, to redeem the Bonds (including any Term Bonds) maturing on and after September 1, 2033, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2032, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District. If fewer than all of the Serial Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected by DTC in accordance with its procedures so long as the Bonds are registered in accordance with the Book-Entry-Only System. See "BOOK-ENTRY-ONLY SYSTEM." If less than all of the entire outstanding principal amount of a Term Bond is to be redeemed, the District will notify the Paying Agent/Registrar of the reduction in the remaining mandatory redemption amounts to result from the optional redemption. Notice of each exercise of the reserved right of optional redemption shall be given by the Paying Agent/Registrar at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

Effects of Redemption: By the redemption date, due provision shall be made with the Paying Agent/Registrar for payment of the principal of the Bonds (including any Term Bonds) or portions thereof to be redeemed, plus accrued interest to the redemption date. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

Method of Payment of Principal and Interest

The Board has appointed The Bank of New York Mellon Trust Company, N.A., having its principal corporate trust office and principal payment office in Houston, Texas, as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid. See "BOOK-ENTRY-ONLY SYSTEM."

Registration

Section 149(a) of the Internal Revenue Code of 1986, as amended, requires that all tax-exempt obligations (with certain exceptions that do not include the Bonds) be in registered form in order for the interest payable on such obligations to be excludable from a Beneficial Owner's income for federal income tax purposes. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. pursuant to the Book-Entry-Only System described herein. One fully-registered Bond will be issued for each maturity of the Bonds and will be deposited with DTC. See "BOOK-ENTRY-ONLY SYSTEM." So long as any Bonds remain outstanding, the District will maintain at least one paying agent/registrar in the State of Texas for the purpose of maintaining the Register on behalf of the District. All references herein to the Registered Owners of the bonds shall mean Cede & Co. and not the Beneficial Owners of the Bonds, so long as the Bonds are registered in the name of Cede & Co. See "BOOK-ENTRY-ONLY SYSTEM."

Replacement of Paying Agent/Registrar

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall be required to accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a duly qualified and competent trust or banking corporation or organization organized and doing business under the laws of the United States of America or of any State thereof, with a combined capital and surplus of at least \$25,000,000, which is subject to supervision of or examination by federal or state banking authorities, and which is a transfer agent duly registered with the United States Securities and Exchange Commission.

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is quoted from Section 49.186 of the Texas Water Code, and is applicable to the District:

"(a) All bonds, notes, and other obligations issued by a 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.

(b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of 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, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them.

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

Issuance of Additional Debt

The District's voters have authorized the issuance of a total of \$76,250,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities and could authorize additional amounts. Following issuance of the Bonds, the District will have \$44,225,000 principal amount of unlimited tax bonds authorized but unissued for road facilities. The District's voters have also authorized the issuance of \$239,000,000 principal amount of unlimited tax refunding bonds for the purpose of refunding outstanding bonds of the District, all of which are unissued and could authorize additional amounts. In addition, the District's voters have authorized the issuance of a total of \$37,750,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing recreational facilities, all of which remains unissued, and a total of \$125,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities, \$58,060,000 principal amount of which remains unissued and could authorize additional amounts. See "INVESTMENT CONSIDERATIONS—Future Debt."

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District.

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) approval of the master plan and issuance of bonds by the Commission; and (c) approval of bonds by the Attorney General of Texas. The District does not provide fire protection service, and the Board has not considered calling such an election at this time. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

Financing Road Facilities

Pursuant to the provisions of the Texas Constitution and Chapter 54 Texas Water Code, as amended, conservation and reclamation districts created pursuant to said Chapter 54 are authorized to develop and finance with property taxes certain road facilities following the granting of road powers by the Commission and a successful District election to approve the issuance of road bonds payable from taxes. The Commission granted road powers to the District, the City of Houston adopted ordinances approving the issuance of road bonds by the District, and at an election held within the District on May 9, 2015, voters of the District authorized a total of \$76,250,000 principal amount of unlimited tax bonds for financing or constructing road facilities, \$44,225,000 principal amount of which will remain unissued after the issuance of the Bonds, and could authorize additional amounts. See "—Issuance of Additional Debt" herein and "INVESTMENT CONSIDERATIONS—Future Debt." Issuance of additional unlimited tax bonds for road facilities may dilute the investment security for the Bonds.

Financing Recreational Facilities

Conservation and reclamation districts in certain counties are authorized to develop and finance with property taxes certain recreational facilities after a district election has been successfully held to approve the issuance of bonds payable from taxes and/or a maintenance tax to support recreational facilities.

The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed 1% of the value of the taxable property in the District at the time of issuance of the bonds, or in the event the District meets certain conditions, 3% of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the Commission in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of Texas. The District may issue bonds for such purposes payable solely from net operating revenues without an election. In addition, the District is authorized to levy an operation and maintenance tax to support recreational facilities at a rate not to exceed 10 cents per \$100 of assessed valuation of taxable property in the District, after such tax is approved at an election. Said maintenance tax is in addition to any other maintenance tax authorized to be levied by the District.

At an election held within the District on May 9, 2015, voters of the District authorized a total of \$37,750,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing recreational facilities, all of which remains unissued, and could authorize additional amounts.

Issuance of bonds for recreational facilities could dilute the investment security for the Bonds. See “THE BONDS—Issuance of Additional Debt” herein and “INVESTMENT CONSIDERATIONS—Future Debt.”

Annexation

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District may be annexed for full purposes by the City of Houston, subject to compliance by the City of Houston with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Such requirements may include the requirement that the City of Houston hold an election in the District whereby the qualified voters of the District approve the proposed annexation. If the District is annexed, the City of Houston must assume the District’s assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City of Houston is a policy-making matter within the discretion of the Mayor and City Council of the City of Houston, and, therefore, the District makes no representation that the City of Houston will ever attempt to annex the District for full purposes and assume its debt. Moreover, no representation is made concerning the ability of the City of Houston to make debt service payments should annexation occur.

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater systems of the district or districts with which it is consolidating, subject to voter approval. In their consolidation agreement, the consolidating districts may agree to assume each other’s bonds, notes and other obligations. If each district assumes the other’s bonds, notes and other obligations, taxes may be levied uniformly on all taxable property within the consolidated district in payment of same. If the districts do not assume each other’s bonds, notes and other obligations, each district’s taxes are levied on property in each of the original districts to pay said debts created by the respective original district as if no consolidation had taken place. No representation is made concerning whether the District will consolidate with any other district, but the District currently has no plans to do so.

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observance or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Registered Owners have the right to seek a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests 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. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Certain traditional legal remedies may also not be available. See “INVESTMENT CONSIDERATIONS—Bankruptcy Limitation to Registered Owners’ Remedies.”

Defeasance

The Bond Order provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both, or a commercial bank or trust company designated in the proceedings authorizing such discharge amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; and (c) noncallable 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 governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

Upon such deposit as described above, such Bonds shall no longer be regarded to be outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

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 with 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 Texas law.

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 Depository Trust Company, New York, New York, ("DTC") while the Bonds are registered in its nominee 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 and the Financial Advisor believe the source of such information to be reliable, but neither of the District or the Financial Advisor take any responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) 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 (3) 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.

The Depository Trust Company ("DTC"), New York, New York, 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.

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 DISTRICT

General

The District is a municipal utility district created by an act of the Texas Legislature (Senate Bill No. 564, Regular Session, dated May 20, 2013), and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Commission. The District contains approximately 610 acres of land.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate and maintain fire-fighting facilities, separately or jointly with one or more conservation and reclamation districts, municipalities or other political subdivisions, after approval by the Commission and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities and may also, subject to the granting of road powers by the Commission and certain limitations, develop and finance roads. See “THE BONDS—Issuance of Additional Debt,” “—Financing Recreational Facilities” and “—Financing Road Facilities.”

The District is required to observe certain requirements of the City of Houston which limit the purposes for which the District may sell bonds to finance the acquisition, construction, and improvement of waterworks, wastewater, drainage, recreational, road and fire-fighting facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; require approval by the City of Houston of District construction plans; and permit connections only to lots and reserves described in a plat that has been approved by the City of Houston and filed in the real property records of Harris County. The District is also required to obtain certain Commission approvals prior to acquiring, constructing and financing road and fire-fighting facilities, as well as voter approval of the issuance of bonds for said purposes and/or for the purposes of financing recreational facilities. Construction and operation of the District's drainage system is subject to the regulatory jurisdiction of additional State of Texas and local agencies. See “THE SYSTEM.”

Description and Location

The District is located in Harris County approximately 30 miles northwest of downtown Houston, north of Clay Road and west of US Highway 99. Access to the District is provided by US Highway 99 and west on Clay Road. Major thoroughfares to the community include Clay Road, Morton Ranch Road, Katy Hockley Cut Off Road, and Porter Road. The District is located entirely within the extraterritorial jurisdiction of the City of Houston and within the boundaries of the Katy Independent School District. See “AERIAL PHOTO.”

Land Use

The following table has been provided by the Engineer and represents the current land use within the District.

	Approximate <u>Acres</u>	<u>Lots</u>
<i>Single-Family Residential</i>		
Marcello Lakes, Section 1.....	36	148
Marcello Lakes, Section 2.....	31	134
Marcello Lakes, Section 3.....	18	86
Treviso Gardens, Section 1 (a).....	23	147
Treviso Gardens, Section 2 (a).....	11	86
Treviso Gardens, Section 3 (a).....	22	153
Treviso Gardens, Section 4 (a).....	24	166
Treviso Gardens, Section 5 (a).....	14	93
Camillo Lakes, Section 1.....	32	179
Camillo Lakes, Section 2.....	24	144
Camillo Lakes, Section 3.....	42	255
Camillo Lakes, Section 4.....	52	306
Camillo Lakes, Section 5.....	3	25
Camillo Lakes, Section 6.....	15	119
Camillo Lakes, Section 7.....	<u>4</u>	<u>24</u>
Subtotal.....	351	2,065
<i>Multi-family (b).....</i>	22	---
<i>Build-to-Rent Townhomes (c).....</i>	9	---
<i>Commercial (d).....</i>	44	---
<i>Future Development.....</i>	0	---
<i>Undevelopable (e).....</i>	<u>184</u>	<u>---</u>
	610	2,065

- (a) Treviso Gardens has been developed as a rental home community. See “INVESTMENT CONSIDERATIONS—Rental Homes.”
- (b) A 348-unit apartment complex has been constructed on approximately 11 acres in the District. The Houston Housing Authority is currently constructing a 340-unit apartment complex on approximately 11 acres in the District and completion is expected in the first quarter of 2026. See “Multi-Family Development” below.
- (c) A rental townhome complex is currently under construction on approximately 9 acres and expected to be completed in the summer of 2027. See “Rental Townhomes” below.
- (d) Includes approximately 17 acres served with trunk facilities for commercial development. See “Commercial Development” below.
- (e) Consists of street easements, drainage detention, parks and recreation space and utility sites.

Residential Development

Approximately 351 acres in the District have been developed as Marcello Lakes, Sections 1 through 3, Treviso Gardens, Sections 1 through 5 and Camillo Lakes, Sections 1 through 7, which encompass 2,065 single family lots. Treviso Gardens has been developed as a rental home community consisting of 645 single-family residential homes. See “INVESTMENT CONSIDERATIONS—Rental Homes.” As of December 15, 2025, there were 2,065 completed homes (2,047 occupied) in the District.

Multi-Family Development

The Oak at Katy Park, a 348-unit apartment complex has been constructed on approximately 11 acres in the District.

The Houston Housing Authority is currently constructing a 340-unit apartment complex on approximately 11 acres in the District and completion is expected in the first quarter of 2026. Such complex will be exempt from ad valorem taxation. See “INVESTMENT CONSIDERATIONS—Certain Exemptions Provided For Affordable Housing.”

Rental Townhomes

Approximately 9 acres are under construction for 156 rental townhomes, which are expected to be completed in the summer of 2027. The townhomes are expected to be owned and leased by a single owner upon completion. See “INVESTMENT CONSIDERATIONS—Rental Homes.”

Commercial Development

A gas station and convenience store have been constructed on approximately one acre within the District. An approximately 123,000 square-foot H-E-B and fuel station have been constructed on approximately 13 acres. An approximately 18,400 square foot retail building, an approximately 17,475 square foot retail building, and an approximately 10,000 square foot retail building have collectively been constructed on approximately 5 acres. A Mavis automobile shop has been constructed on approximately 1 acre. A McDonald’s restaurant and a Chase Bank have been constructed on approximately 3 acres. A Whataburger has been constructed on approximately 2 acres. A Valvoline automobile shop is under construction on approximately one acre and expected to be completed in the second quarter of 2026. A carwash is under construction on approximately one acre and expected to be completed by the second quarter of 2026. Approximately 17 acres in the District are served with trunk facilities for commercial development but do not yet have vertical improvements.

Undevelopable Acreage

There are 184 acres that are undevelopable, consisting of street easements, drainage detention, parks and recreation space and utility sites.

THE DEVELOPERS

In general, the activities of a landowner or developer in a municipal utility district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of streets and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other developers or third parties. While a developer is generally required by the Commission to advance funds to pave streets (in areas where District facilities are being financed with bonds) and finance the construction of the water, wastewater and storm drainage facilities, such advances to be reimbursed (except for paving costs) from the sale of District bonds to the extent allowed by the Commission, a developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer’s right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

Camcorp Interests LLC And Related Entities and Subsidiaries

C.I.L Holdings LLC, a Texas limited liability company, is the general partner and Camcorp Interests LLC, a Texas limited liability company (formerly known as Camcorp Interests, Ltd.), is the limited partner of Marcello, Camillo, and Treviso. Camcorp Interests LLC is the sole member of Benchmark. Legend Classic Homes LLC (formerly known as Legend Classic Homes, Ltd.) has built homes in the District, and is 100% owned by Camcorp Interests LLC. All of the above mentioned entities have direct or indirect common ownership.

Marcello

The developer of Marcello Lakes, Sections One through Three (368 lots on approximately 85 acres) is Marcello. Marcello does not own any remaining developable land in the District.

Camillo

The developer of Camillo Lakes, Sections One Through Seven (1,052 lots on approximately 172 acres) is Camillo. Camillo does not own any remaining developable land in the District.

Treviso

The developer of Treviso Gardens, Sections One through Five (645 lots on approximately 94 acres) is Treviso. The homes in Treviso Gardens were constructed by Camillo Properties LLC as rental properties. C.I.L Holdings LLC is the general partner of Treviso and Camcorp Interests LLC is the limited partner. Treviso does not own any remaining developable land in the District. See “INVESTMENT CONSIDERATIONS—Rental Homes.”

Benchmark

The developer of approximately 14 acres of commercial tracts within the District is Benchmark. A gas station and convenience store have been constructed on approximately one of such acres and approximately 11 acres were sold to the Houston Housing Authority. The Houston Housing Authority is currently constructing a 340-unit apartment complex on such 11 acres in the District and completion is expected in the first quarter of 2026. Such complex will be exempt from ad valorem taxation. See “ “INVESTMENT CONSIDERATIONS—Certain Exemptions Provided For Affordable Housing.” Benchmark continues to own approximately 2 acres in the District which are served with utility facilities extended to the boundary.

RK Katy Park LLC

RK Katy Park LLC (“RK Katy Park”) is the developer of approximately 38 commercial acres in the District. An approximately 123,000 square-foot H-E-B and fuel station have been constructed on approximately 13 of such acres. An approximately 18,400 square foot retail building, an approximately 17,475 square foot retail building, and an approximately 10,000 square foot retail building have collectively been constructed on approximately 5 acres. A Mavis automotive shop has been constructed on approximately 1 acre. A McDonald’s restaurant and a Chase Bank have been constructed on approximately 3 acres. A Whataburger has been constructed on approximately 2 acres. A Valvoline automotive shop is under construction on approximately one acre and expected to be completed in the second quarter of 2026. RK Katy Park sold approximately 11 acres to Katy Park Apartments, LP, who constructed The Oak at Katy Park, a 348-unit apartment complex. RK Katy Park continues to own approximately two acres served with trunk facilities for commercial development and does not own any additional developable land in the District.

Morton Ranch Development, LLC

Morton Ranch Development, LLC, a Texas limited liability company (“Morton Ranch Development”), is the developer of approximately 23 acres of land in the District. A rental townhome community expected to include 156 townhomes is under construction on approximately 9 acres and expected to be completed in the summer of 2027. A carwash is under construction on approximately one acre and expected to be completed by the second quarter of 2026. Morton Ranch Development sold approximately 7 acres where no improvements have been constructed to date and continues to own approximately 6 acres served with trunk utilities for commercial development.

Marcello, Camillo, Treviso, Benchmark, RK Katy Park and Morton Ranch Development are collectively referred to as the “Developers.”

MANAGEMENT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to staggered four-year terms in May of even numbered years only. One board member resides in the District and the remaining four board members own land within the District, subject to a note and deed of trust in favor of one of the Developers. The current members and officers of the Board along with their titles and terms, are listed as follows:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Joseph Forrester	President	May 2026
Alan Cantone	Vice President	May 2026
Kimberly Carroll	Secretary	May 2028
Rebecca Janik	Asst. Secretary	May 2028
Sylvia King	Asst. Secretary	May 2026

The District has no full-time employees but instead contracts with the entities described below for professional services:

Tax Assessor/Collector

Land and improvements in the District are being appraised for taxation by the Harris Central Appraisal District. The District contracts with Assessments of the Southwest, Inc. to act as Tax Assessor/Collector for the District.

System Operator

The District contracts with Si Environmental, LLC for maintenance and operation of the District's system (the "Operator").

Bookkeeper

The District contracts with Municipal Accounts & Consulting, L.P. for bookkeeping services for the District (the "Bookkeeper").

Engineer

The District's consulting engineer is Edminster, Hinshaw, Russ & Associates, Inc. (the "Engineer").

Auditor

The financial statements of the District as of September 30, 2025, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX A."

Bond Counsel and General Counsel

Schwartz, Page & Harding, L.L.P. ("Bond Counsel") serves as bond counsel to the District. The fee to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds. In addition, Schwartz, Page & Harding, L.L.P. serves as general counsel to the District on matters other than the issuance of bonds.

Financial Advisor

Masterson Advisors LLC (the "Financial Advisor") serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon the sale and delivery of the Bonds.

Disclosure Counsel

McCall, Parkhurst & Horton L.L.P. ("Disclosure Counsel") has been engaged by the District to serve as disclosure counsel. Fees for services rendered by Disclosure Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

THE ROAD SYSTEM

A portion of the proceeds of Previously Issued Bonds and proceeds from the Bonds have been or will be used to finance the road system (the "Roads") which serves the residents of the District by providing roads and thoroughfares within the District and the surrounding area. Upon completion, the District intends that the Roads are or will be accepted by Harris County for operation and maintenance in accordance with the procedures of Harris County.

THE SYSTEM

Regulation

According to the Engineer, the District's water distribution, wastewater collection, and storm drainage facilities (collectively, the "System") have been designed in accordance with accepted engineering practices and the then current requirements of various agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities. The construction and operation of the System was to be accomplished in accordance with the standards and specifications and requirements of such entities and is subject to inspection by each such entity. The Commission exercises continuing supervisory authority over the District. Discharge of treated sewage is subject to the regulatory authority of the Commission and the U.S. Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory authority of Harris County and, in some instances, the Commission. Harris County, the City of Houston, and the Texas Department of Health also exercise regulatory jurisdiction over the System. The regulations and requirements of entities exercising regulatory jurisdiction over the System are subject to further development and revision which, in turn, could require additional expenditures by the District in order to achieve compliance. In particular, additional or revised requirements in connection with any permit for the wastewater treatment plant which provides service to the District beyond the criteria existing at the time of construction of the plant could result in the need to construct additional facilities in the future. The following descriptions are based upon information supplied by the District's Engineer.

Water Distribution and Sanitary Sewer Collection and Drainage System

The District's System includes water, sanitary sewer and drainage facilities to serve the land described under the section "THE DISTRICT—Land Use."

Water Supply

The District owns and operates Water Plant No.1 (the "Water Plant"). The Water Plant includes a 1,800 gallon per minute ("gpm") water well, two 15,000 gallon pressure tanks, a 150,000 gallon ground storage tank, a 330,000 gallon ground storage tank, a 163,000 gallon ground storage tank and booster pump capacity of 5,200 gpm. According to the Engineer, the District's current Water Plant facilities are sufficient to serve 3,011 single family connections, which is sufficient to serve current development in the District.

The District has two emergency water supply interconnects with Harris County Municipal Utility District No. 449 and Harris County Municipal Utility District No. 495.

Subsidence District Requirements

The District is within the boundaries of the Harris Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District's jurisdiction, including the area within the District. In 2001, the Texas legislature created the West Harris County Regional Water Authority ("Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County and a small portion of Fort Bend County. The District is located within the boundaries of the Authority. The Authority has entered into a Water Supply Contract with the City of Houston, Texas ("Houston"), to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan ("GRP") and obtained Subsidence District approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District's groundwater well(s) are included within the Authority's GRP.

The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District to the Authority, which permit includes all groundwater wells that are included in the Authority's GRP. The Authority, among other powers, has the power to: (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees to be paid by the District for groundwater pumped by the District or for surface water received by the District from the Authority), user fees, rates, charges, and special assessments as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, a fee per 1,000 gallons based on the amount of groundwater pumped by the District and a rate per 1,000 gallons of surface water, if any, sold to the District by the Authority. The Authority has issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will continue to issue a substantial amount of bonds by the year 2035 to finance the Authority's project costs, and it is expected that the fees charged by the Authority will increase substantially over such period.

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority's GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority's GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority's GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand in the Authority's GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, that may be due the Authority in the future, but anticipates the need to continue passing such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. In addition, conversion to surface water could necessitate improvements to the System which could require the issuance of additional bonds by the District. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District's surface water conversion requirements, or (iii) will comply with its GRP. In the event the Authority fails to reduce groundwater withdrawal to the levels specified by and deadline set by the Subsidence District, then the District and others within the Authority's GRP group will be required to pay a disincentive fee on withdrawn groundwater, This fee is expected to be substantial and the District expects it would need to pass such fee through to its customers as described above. This fee would be in addition to the Authority's fee.

Wastewater Treatment Facilities

Currently, the District's wastewater treatment is provided by the District's 720,000 gallons per day ("gpd") ultimate wastewater treatment plant owned and operated by the District. According to the Engineer, the wastewater treatment plant has sufficient capacity to serve 3,000 equivalent single-family connections, based upon 240 gpd per single family connection, which is sufficient to serve current development in the District.

Stormwater Drainage Facilities

The southern portion of the District (approximately 239 acres) drains into the adjacent Harris County Flood Control Unit No. T101-13-00 drainage channel. The northern portion of the District (approximately 371 acres) drains into the adjacent Harris County Flood Control Unit No. U101-08-00 drainage channel. Areas that have been developed within the District include storm water collection facilities. These facilities include a storm sewer and inlet collection system that has been designed to discharge storm water runoff from the development to the existing detention facilities. Developed runoff from two-year storm event is conveyed using a storm sewer system consisting of inlets, storm manholes, and storm sewer pipes as requested by Harris County and the City of Houston. The 100-year storm event is conveyed through the storm sewer system with excess runoff conveyed over the paved streets. The pavement design, which includes cascading high and low points to an extreme event outfall, allows all overland flow to be conveyed to the detention facilities.

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 rainstorm 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. An engineering or regulatory determination that an area is above the 100-year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years. According to the Engineer, no areas within the District are located within the 100-year flood plain. See "INVESTMENT CONSIDERATIONS—Extreme Weather Events."

Atlas 14

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-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. 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.

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USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds from the Bonds will be used to reimburse RK Katy Park for expenditures associated with certain road improvements serving the District. In addition, Bond proceeds will also be used to pay certain costs associated with the issuance of the Bonds.

The construction costs below were compiled by the District's Engineer. Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and Financial Advisor. The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's Auditor. The surplus funds may be expended for any lawful purpose for which surplus road bond construction funds may be used.

<u>CONSTRUCTION RELATED COSTS</u>	
Construction Costs.....	\$ 687,280
Engineering, Geotechnical and Testing.....	118,865
Land Acquisition.....	1,233,111
Less: Surplus Funds (a).....	<u>(18,467)</u>
Total Construction Related Costs.....	\$ 2,020,789
<u>NON-CONSTRUCTION COSTS</u>	
Underwriter's Discount (b).....	\$ 71,021
Developer Interest.....	<u>110,329</u>
Total Nonconstruction Costs.....	\$ 181,350
<u>ISSUANCE COSTS AND FEES</u>	
Issuance Costs and Professional Fees.....	\$ 159,637
Engineering Bond Fees.....	30,000
State Regulatory Fees.....	2,395
Contingency (b).....	<u>829</u>
Total Issuance Costs and Fees.....	\$ 192,861
TOTAL BOND ISSUE.....	\$ 2,395,000

(a) The District will apply \$18,467 of surplus Road Capital Projects Funds towards the Bonds. See "FINANCIAL STATEMENT."
 (b) Contingency represents surplus funds resulting from the sale of the Bonds at a lower Underwriter's Discount than estimated.

Future Debt

With the consent of the District, the Developers have financed the design and construction of water, sanitary sewer and drainage facilities, road facilities and park and recreational facilities to serve Marcello Lakes, Treviso Gardens, Camillo Lakes, and commercial and multi-family development in the District as well as other District facilities and operating expenditures for which the Developers have not been reimbursed. Marcello, Treviso and Camillo have been fully reimbursed for financing the design and construction of water, sanitary sewer and drainage facilities and road facilities and continue to be owed approximately \$5,000,000 for park and recreational facilities. After reimbursements from proceeds of the Bonds, RK Katy Park will have financed or is contractually obligated to finance approximately \$1,000,000 for water, sanitary sewer and drainage facilities which they have not been reimbursed. Morton Ranch has financed or is contractually obligated to finance approximately \$1,700,000 for water, sanitary sewer and drainage facilities and road facilities for which they have not been reimbursed. It is anticipated that additional bonds will be issued to reimburse the Developers and to finance the construction of District facilities as well as additionally required wastewater treatment plant capacity and/or water plant capacity, if any.

The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds should be adequate, under present land use projections, to finance such improvements.

WATER AND SANITARY SEWER OPERATIONS

General

The Bonds and the Outstanding Bonds are payable from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. Net revenues, if any, derived from the District's operations are not pledged to the payment of the Bonds and the Outstanding Bonds, but are available for any lawful purpose including payment of debt service on the Bonds, at the discretion and upon action of the Board. It is not anticipated that any revenues will be available for the payment of debt service on the Bonds or Outstanding Bonds.

Waterworks and Sanitary Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and, in all instances, exclude depreciation. Such summary is based upon information obtained from the District's audited financial statements for the fiscal years ended September 30, 2021 through 2025. Reference is made to such records and statements for further and more complete information.

	Fiscal Year Ended September 30,				
	2025	2024	2023	2022	2021
Revenues					
Property Taxes	\$ 2,235,101	\$ 2,123,668	\$ 1,937,160	\$ 1,444,839	\$ 922,262
Water Service	1,403,646	1,317,700	1,326,112	1,292,573	988,531
Sewer Service	951,745	908,947	873,764	818,429	673,352
Regional Water Fees	821,527	787,399	835,172	743,899	550,596
Tap Connection & Inspection Fees	1,017,466	680,744	160,446	267,283	748,423
Penalty and Interest	155,393	155,292	123,021	125,484	79,597
Investment Income	348,216	400,700	384,602	31,879	5,982
Sale of Capacity	210,000	-	360,000	2,250,000 (a)	-
Other Income	13,566	17,614	11,508	4,070	470,093
Total Revenues	\$ 7,156,660	\$ 6,392,064	\$ 6,011,785	\$ 6,978,456	\$ 4,438,836
Expenditures					
Regional Water Fees	\$ 886,191	\$ 844,328	\$ 948,088	\$ 902,626	\$ 529,635
Professional Fees	143,197	211,223	193,842	145,070	135,778
Contracted Services	739,572	712,665	652,119	551,168	538,543
Utilities	151,140	165,785	146,046	104,892	76,382
Repairs and Maintenance	1,021,269	804,049	676,038	831,815	950,778
Other Expenditures	155,151	128,892	119,601	100,834	109,655
Tap Connections	76,163	232,140	52,125	84,994	294,304
Debt Service, Bond Issuance Costs	-	1,077	9,126	1,063	-
Capital Outlay	132,678	6,862,743 (b)	46,630	670,781	14,056
Lease Payments	-	137,850	275,700	148,661	176,076
Total Expenditures	\$ 3,305,361	\$ 10,100,752	\$ 3,119,315	\$ 3,541,904	\$ 2,825,207
Revenues Over (Under) Expenditures	\$ 3,851,299	\$ (3,708,688)	\$ 2,892,470	\$ 3,436,552	\$ 1,613,629
Other Sources (Uses)					
Interfund Transfers In (Out)	\$ -	\$ -	\$ -	\$ (5,472)	\$ -
Insurance Proceeds	44,857	-	-	-	258,285
Total Other Financing Sources (Uses)	\$ 44,857	\$ -	\$ -	\$ (5,472)	\$ 258,285
Fund Balance (Beginning of Year)	\$ 5,789,377	\$ 9,498,065	\$ 6,605,595	\$ 3,174,515	\$ 1,302,601
Fund Balance (End of Year)	\$ 9,685,533	\$ 5,789,377	\$ 9,498,065	\$ 6,605,595	\$ 3,174,515

(a) Represents capacity reservation fees paid to the District by RK Katy Park and Morton Ranch Development.

(b) Includes expenses related to the purchase of the leased wastewater treatment plant equipment and reimbursements from surplus operating funds for various District projects.

FINANCIAL STATEMENT

2025 Taxable Assessed Valuation	\$666,902,212 (a)
Estimated Taxable Assessed Valuation as of December 1, 2025	\$678,539,012 (b)
Gross Direct Debt Outstanding.....	\$ 88,990,000 (c)
Estimated Overlapping Debt.....	<u>34,891,038</u>
Total Gross Direct Debt and Estimated Overlapping Debt.....	\$123,881,038
Ratios of Gross Direct Debt to:	
2025 Taxable Assessed Valuation	13.34%
Estimated Taxable Assessed Valuation as of December 1, 2025	13.11%
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:	
2025 Taxable Assessed Valuation	18.58%
Estimated Taxable Assessed Valuation as of December 1, 2025	18.26%

Area of District – 610 Acres
Estimated 2025 Population – 7,861 (d)

- (a) The Appraisal District has certified \$666,502,104 of taxable value within the District as of January 1, 2025. An additional \$400,108 of taxable value remains uncertified and is subject to review and downward adjustment prior to certification. See “TAXING PROCEDURES.”
- (b) As estimated by the Appraisal District as of December 1, 2025 for information purposes only. The 2025 Taxable Assessed Valuation provided by the Appraisal District has been updated to add the estimated value of improvements constructed from January 1, 2025 to December 1, 2025. This estimate has no official status. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year, and, therefore, this estimate will not be the basis for any tax levy by the District. See “TAX PROCEDURES.”
- (c) After giving effect to issuance of the Bonds. Includes the Bonds and the Outstanding Bonds. See “FINANCIAL STATEMENT—Outstanding Bonds.”
- (d) Based upon 3.5 persons per occupied single-family residence and 2 persons per apartment unit .

Cash and Investment Balances (unaudited as of January 15, 2026)

Operating Fund	Cash and Temporary Investments	\$ 10,042,518 (a)
WSD Debt Service Fund	Cash and Temporary Investments	\$ 2,578,543 (b)
Road Debt Service Fund	Cash and Temporary Investments	\$ 1,345,853 (b)
WSD Capital Projects Fund	Cash and Temporary Investments	\$ 23,264
Road Capital Projects Fund	Cash and Temporary Investments	\$ 18,592 (c)

- (a) The District anticipates utilizing approximately \$500,000 of this balance to construct walking trails in the District.
- (b) Although all of the District’s debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District’s ad valorem tax revenue will be allocated to the bonds sold for water, sanitary sewer and drainage facilities (the “WSD Bonds”) and a portion will be allocated to the bonds sold for road facilities (the “Road Bonds”), including the Bonds. See “THE BONDS—Funds” and “DEBT SERVICE REQUIREMENTS.” Neither the Bond Order nor Texas law requires that the District maintain any particular balance in such fund.
- (c) The District will apply \$18,467 of surplus Road Capital Projects Funds towards the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

District Investment Policy

The policy of the District is to invest District funds only in instruments which further the following investment objectives of the District stated in order of importance: (1) preservation and safety of principal; (2) liquidity; and (3) yield. The District does not currently own, nor does it anticipate the inclusion of, long term securities or derivative products in the District portfolio.

Outstanding Bonds (as of January 1, 2026)

Series	Original Principal Amount	Outstanding Bonds (as of 1/1/26)
Unlimited Tax Bonds, Series 2018	\$ 9,000,000	\$ 7,455,000
Unlimited Tax Road Bonds, Series 2018A	4,000,000	3,385,000
Unlimited Tax Bonds, Series 2019	4,155,000	3,390,000
Unlimited Tax Road Bonds, Series 2019A	4,000,000	3,175,000
Unlimited Tax Bonds, Series 2020	5,500,000	4,500,000
Unlimited Tax Road Bonds, Series 2020A	4,350,000	3,500,000
Unlimited Tax Bonds, Series 2021	7,500,000	6,730,000
Unlimited Tax Road Bonds, Series 2021A	7,500,000	6,905,000
Unlimited Tax Bonds, Series 2022	9,000,000	8,370,000
Unlimited Tax Road Bonds, Series 2022A	5,780,000	5,400,000
Unlimited Tax Bonds, Series 2023	18,785,000	17,285,000
Unlimited Tax Bonds, Series 2024	7,000,000	6,500,000
Unlimited Tax Road Bonds, Series 2025	4,000,000	4,000,000
Unlimited Tax Bonds, Series 2025A	6,000,000	6,000,000
Total	\$ 96,570,000	\$ 86,595,000

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 information contained in “Texas Municipal Reports” published by the Municipal Advisory Council of Texas or other publicly available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance, and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping	
			Percent	Amount
Harris County.....	\$ 2,257,734,736	12/31/2025	0.10%	\$ 2,190,003
Harris County Flood Control District.....	937,165,000	12/31/2025	0.10%	927,793
Harris County Hospital District.....	867,820,000	12/31/2025	0.10%	859,142
Harris County Department of Education.....	28,960,000	12/31/2025	0.10%	28,091
Port of Houston Authority.....	386,074,397	12/31/2025	0.10%	382,214
Katy ISD.....	2,657,125,000	12/31/2025	1.15%	30,503,795
Total Estimated Overlapping Debt.....				\$ 34,891,038
The District.....	88,990,000 (a)	Current	100.00%	88,990,000
Total Direct and Estimated Overlapping Debt...				\$ 123,881,038
Ratio of Estimated Direct and Overlapping Debt to 2025 Taxable Assessed Valuation.....				18.58%
Ratio of Estimated Direct and Overlapping Debt to December 1, 2025 Estimated Taxable Assessed Valuation.....				18.26%

(a) Includes the Bonds and the Outstanding Bonds.

Overlapping Taxes for 2025

	2025 Tax Rate per \$100 of Taxable <u>Assessed Valuation</u>
Harris County(a).....	\$ 0.584234
Katy ISD.....	1.117100
Harris Co. ESD No. 48.....	<u>0.099995</u>
Total Overlapping Tax Rate.....	\$ 1.801329
 The District.....	 <u>1.300000</u>
Total Tax Rate.....	\$ 3.101329

(a) Includes Harris County, Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education and the Port of Houston Authority.

TAX DATA

Tax Collections

The following statement of tax collections set forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from District records. Reference is made to such records for further and more complete information.

Tax Year	Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of December 31, 2025	
				Amount	Percent
2020	\$ 184,474,896	\$ 1.50	\$2,767,123	\$2,767,123	100.00%
2021	310,633,502	1.50	4,659,503	4,658,831	99.99%
2022	482,707,060	1.40	6,757,899	6,751,149	99.90%
2023	565,329,200	1.37	7,745,010	7,737,958	99.91%
2024	614,322,106	1.35	8,293,348	8,261,138	99.61%
2025	666,502,104	1.30	8,664,527	(a)	(a)

(a) In process of collection. Taxes for 2025 were due January 31, 2026.

Taxes are due upon receipt of bill therefor and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. No split payments are allowed and no discounts are allowed.

Tax Rate Distribution

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Debt Service	\$ 0.99	\$ 0.99	\$ 0.99	\$ 1.00	\$ 1.03
Maintenance and Operations	0.31	0.36	0.38	0.40	0.47
Total	<u>\$ 1.30</u>	<u>\$ 1.35</u>	<u>\$ 1.37</u>	<u>\$ 1.40</u>	<u>\$ 1.50</u>

Tax Rate Limitations

Debt Service: Unlimited (no legal limit as to rate or amount).
Maintenance: \$1.50 per \$100 Assessed Valuation

Debt Service Tax

The Board will covenant in the Bond Order to levy and assess, for each year that all or any part of the Bonds and the Outstanding Bonds remain outstanding and unpaid, a tax which, when added to other funds legally available to the District for payment of outstanding debt obligations, is adequate to provide funds to pay the principal of and interest on the Bonds and the Outstanding Bonds. The District levied a debt service tax for 2025 in the amount of \$0.99 per \$100 assessed valuation. See “THE BONDS—Authority for Issuance.”

Maintenance and Operations Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District’s improvements, if such maintenance tax is authorized by a vote of the District’s electors. On May 9, 2015, voters in the District authorized the Board to levy such a maintenance tax in an amount not to exceed \$1.50 per \$100 assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, the Outstanding Bonds, and any additional unlimited tax bonds which may be issued in the future. The District levied a maintenance tax for 2025 in the amount of \$0.31 per \$100 assessed valuation.

Principal Taxpayers

The following lists of principal taxpayers were provided by the District’s Tax Assessor/Collector based upon the certified portion (\$666,502,104) of the 2025 Taxable Assessed Valuation of \$666,902,212, which reflects ownership at January 1, 2025. Principal taxpayer lists related to the uncertified portion of the 2025 Taxable Assessed Valuation (\$400,108) or the Estimated Taxable Assessed Valuation as of December 1, 2025 of \$678,539,012 are not available as of the date hereof.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2025 Certified Taxable Assessed Valuation</u>	<u>% of 2025 Certified Taxable Assessed Valuation</u>
Katy Park Apartments LP	Land & Improvements	\$ 43,362,507	6.51%
RK Katy Park LLC (a)	Land & Improvements	36,644,397	5.50%
Camillo Properties Ltd. (b)	Land & Improvements	30,830,384	4.63%
Camillo Houses CV No 6 LLC (b)	Land & Improvements	22,529,198	3.38%
Camillo Houses CV 4 LLC (b)	Land & Improvements	12,683,612	1.90%
HEB	Personal Property	10,625,103	1.59%
Camillo ML 2021 SFR LLC (b)	Land & Improvements	6,852,699	1.03%
Camillo Houses CV 3 LLC (b)	Land & Improvements	6,656,735	1.00%
Morton Ranch Development LLC (a)	Land & Improvements	5,185,911	0.78%
Camillo Houses CV No 5 LLC (b)	Land & Improvements	4,182,059	0.63%
Total		\$ 179,552,605	26.93%

(a) See “THE DEVELOPERS.”

(b) Related entities. See “THE DEVELOPERS” and “INVESTMENT CONSIDERATIONS—Rental Homes.”

Summary of Assessed Valuation

The following breakdown of the 2021 through 2025 Taxable Assessed Valuation has been provided by the District's Tax Assessor/Collector based on information contained in the 2021 through 2025 tax rolls of the District. Differences in values from other information herein are due to differences in dates of information provided. Accurate breakdowns related to the uncertified portion of the 2025 Taxable Assessed Valuation or the Estimated Taxable Assessed Valuation as of December 1, 2025 are not available.

	2025	2024	2023	2022	2021
Land	\$146,038,687	\$137,292,644	\$120,814,068	\$ 98,571,939	\$ 74,856,507
Improvements	526,650,890	504,220,826	496,789,650	418,433,070	242,811,699
Personal Property	23,215,507	9,472,822	7,453,754	4,067,214	2,612,494
Exemptions	(29,402,980)	(36,664,186)	(59,728,272)	(38,365,163)	(9,647,198)
Uncertified	400,108	-	-	-	-
Total	<u>\$666,902,212</u>	<u>\$614,322,106</u>	<u>\$565,329,200</u>	<u>\$482,707,060</u>	<u>\$310,633,502</u>

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2025 Taxable Assessed Valuation of \$666,902,212 (\$666,502,104 of certified value plus \$400,108 of uncertified value) and the Estimated Taxable Assessed Valuation as of December 1, 2025 of \$678,539,012 and no use of bond funds on hand, and utilize tax rates necessary to pay the District's maximum and average annual debt service requirement. See “INVESTMENT CONSIDERATIONS—Impact on District Tax Rates.”

Average Annual Debt Service Requirement (2026-2051).....	\$5,003,523
\$0.79 Tax Rate on 2025 Taxable Assessed Valuation at 95% collections.....	\$5,005,101
\$0.78 Tax Rate on Estimated Taxable Assessed Valuation as of December 1, 2025 at 95% collections..	\$5,027,974
Maximum Annual Debt Service Requirement (2026).....	\$7,318,617
\$1.16 Tax Rate on 2025 Taxable Assessed Valuation at 95% collections.....	\$7,349,262
\$1.14 Tax Rate on Estimated Taxable Assessed Valuation as of December 1, 2025 at 95% collections..	\$7,348,577

No representation or suggestion is made that the uncertified portion of the 2025 Taxable Assessed Valuation or the Estimated Taxable Assessed Valuation as of December 1, 2025 provided by the Appraisal District for the District will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment. See “TAX PROCEDURES.”

TAX PROCEDURES

Property Tax Code and County-Wide Appraisal District

The Texas Tax Code (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 a single appraisal district with the responsibility for recording and appraising property for all taxing units within a county and a single appraisal review board with the responsibility for reviewing and equalizing the values established by the appraisal district. The Harris Central Appraisal District (the “Appraisal District”) has the responsibility for appraising property for all taxing units wholly within Harris County, including the District. Such appraisal values are subject to review and change by the Harris Central Appraisal Review Board (the “Appraisal Review Board”). Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a 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. Absent any such appeal, the appraisal roll, as prepared by the Appraisal District and approved by the Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and tax rate. The District is eligible, along with all other conservation and reclamation districts within Harris County, to participate in the nomination of and vote for a member of the Board of Directors of the Appraisal District.

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2025 tax year, the District has granted an exemption of \$10,000 of assessed valuation for persons 65 years of age and older and to individuals who are under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a member of the armed forces or a first responder (as defined under Texas law), who was (i) killed in action, or (ii) fatally injured in the line of duty, 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.

A "Freeport Exemption" applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil 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 certain tangible personal property, as defined by the Property Tax Code, acquired in or imported into Texas for storage purposes and which 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. The exemption excludes oil, natural gas, petroleum products, aircraft and certain special inventory including dealer's motor vehicles, dealer's vessel and outboard motor vehicle, dealer's heavy equipment and retail manufactured housing inventory. The exemption applies to covered property if it 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. 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. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has taken official action to allow taxation of all such goods-in-transit personal property, but may choose to exempt same in the future by further official action.

General Residential Homestead Exemption

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000 if any exemption is granted, from ad valorem taxation. The law provides, however, that 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. For the 2025 tax year, the District has not granted a general residential homestead exemption.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Assessments under the Property Tax Code are to be based upon one hundred percent (100%) of market value. The appraised value of residential homestead property may be limited to the lesser of the market value of the property, or the sum of the appraised value of the property for the last year in which it was appraised, plus ten percent (10%) of such appraised value multiplied by the number of years since the last appraisal, plus the market value of all new improvements to the property. Once an appraisal roll is prepared and approved by the Appraisal Review Board, it is used by the District in establishing its tax rate. The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraised values. The plan must provide for appraisal of all real property by the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

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 in 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.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to comply with the Property Tax Code. The District may challenge the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, under certain circumstances, an election would be required to determine whether to approve the adopted total tax rate. See "Rollback of Operation and Maintenance Tax Rate" herein. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Agricultural, Open Space, Timberland and Inventory Deferment

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture 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 all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District 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 and not as to others. If a claimant receives the 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 for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2026, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

Tax Abatement

The City of Houston and Harris County may designate all or part of the District as a reinvestment zone, and the District, Harris County, and (if it were to annex the area) the City of Houston 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.

Levy and Collection of Taxes

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty 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. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only for the items specified in the Texas Property Tax Code. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who (i) is a person sixty-five (65) years of age or older, (ii) is under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law, is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code 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 "Low Tax Rate Districts." 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 can be 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. See "SELECTED FINANCIAL INFORMATION" for a description of the District's current total tax rate.

Low Tax Rate Districts: Low Tax Rate Districts 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 Low Tax Rate District 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 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 Low Tax Rate District and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Low Tax Rate Districts.

Developing Districts: Districts that do not meet the classification of a Low Tax Rate District or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax 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 Low Tax Rate District, Developed District or Developing District will be made by the Board of Directors on an annual basis. The District was designated as a Developing District for the 2026 tax year. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new 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 against which the tax is levied. In addition, on January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units. See "ESTIMATED OVERLAPPING DEBT STATEMENT." 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. Further, personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalties, and interest.

Except with respect to (i) owners of residential homestead property who are sixty-five (65) years of age or older or under a disability as described above and who have filed an affidavit as required by law and (ii) owners of residential homesteads who have entered into an installment agreement with the District for payment of delinquent taxes as described above and who are not in default under said agreement, 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, or by taxpayer redemption rights (a taxpayer may redeem property that is a residence homestead or was designated for agricultural use within two (2) years after the deed issued at foreclosure is filed of record and may redeem all other property within six (6) months after the deed issued at foreclosure is filed of record) or by bankruptcy proceedings which restrict the collection of taxpayer debt. The District's ability to foreclose its tax lien or collect penalties and interest may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. Generally, the District's tax lien and a federal tax lien are on par with the ultimate priority being determined by applicable federal law. See "INVESTMENT CONSIDERATIONS—Tax Collection Limitations."

DEBT SERVICE REQUIREMENTS

The following sets forth the debt service requirements for the Outstanding Bonds and the Bonds.

Year	Outstanding Bonds Debt Service Requirements	Debt Service on the Bonds			Total Debt Service Requirements
		Principal	Interest	Total	
2026	\$ 7,281,853	\$ -	\$ 36,764	\$ 36,764	\$ 7,318,617
2027	6,096,898	750,000	84,300	834,300	6,931,198
2028	6,017,298	35,000	61,800	96,800	6,114,098
2029	5,956,468	40,000	60,750	100,750	6,057,218
2030	5,892,861	40,000	59,550	99,550	5,992,411
2031	5,682,505	40,000	58,350	98,350	5,780,855
2032	5,671,936	45,000	57,150	102,150	5,774,086
2033	5,669,549	45,000	55,800	100,800	5,770,349
2034	5,661,454	50,000	54,450	104,450	5,765,904
2035	5,654,261	50,000	52,950	102,950	5,757,211
2036	5,656,158	55,000	51,450	106,450	5,762,608
2037	5,660,980	55,000	49,525	104,525	5,765,505
2038	5,654,420	60,000	47,600	107,600	5,762,020
2039	5,656,781	65,000	45,200	110,200	5,766,981
2040	5,661,806	65,000	42,600	107,600	5,769,406
2041	5,660,169	70,000	40,000	110,000	5,770,169
2042	5,661,688	75,000	37,200	112,200	5,773,888
2043	5,659,756	75,000	34,200	109,200	5,768,956
2044	5,456,369	80,000	31,200	111,200	5,567,569
2045	4,680,700	85,000	28,000	113,000	4,793,700
2046	4,274,219	90,000	24,600	114,600	4,388,819
2047	3,450,906	95,000	21,000	116,000	3,566,906
2048	2,230,844	100,000	17,200	117,200	2,348,044
2049	1,076,375	105,000	13,200	118,200	1,194,575
2050	591,906	110,000	9,000	119,000	710,906
2051	-	115,000	4,600	119,600	119,600
Total	\$ 126,618,158	\$ 2,395,000	\$ 1,078,439	\$ 3,473,439	\$ 130,091,597

Maximum Annual Debt Service Requirement (2026) \$7,318,617
Average Annual Debt Service Requirements (2026-2051) \$5,003,523

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and not obligations of the State of Texas, Harris County, the City of Houston, or any other political entity other than the District, will be secured by a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the 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. See “THE BONDS—Source and Security for Payment.” 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 taxable property within the District will accumulate or maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property or that owners of the property will have the ability to pay taxes. See “—Bankruptcy Limitation to Registered Owners' Rights” herein.

Rental Homes

The homes in all sections of Treviso Gardens (645 lots) were constructed by Camillo Properties LLC (formerly known as Camillo Properties Ltd.) as rental properties. It is anticipated that Camillo Houses CV No 6 LLC, Camillo Houses CV 4 LLC, Camillo ML 2021 SFR LLC, Camillo Houses CV 3 LLC, Camillo Properties LLC, and Camillo CV No 5 LLC (collectively, for purposes of this section, “Camillo Properties”) will continue to own all or nearly all of the rental homes constructed in Treviso Gardens and will continue to be approximately six of the principal taxpayers in the District. On the 2025 tax roll, such taxpayers collectively represent \$83,734,687 or 12.57% of the certified portion of the 2025 Taxable Assessed Valuation. See “TAX DATA—Principal Taxpayers.” Camillo Properties, as the owner of nearly all of the rental homes in Treviso Gardens, is responsible for the payment of property taxes, maintenance of the homes and the landscape maintenance of the front yards. The ability of Camillo Properties or any affiliate owner of the rental homes to lease the rental properties may affect their ability to maintain the properties and the assessed valuation of the properties.

In addition, approximately 9 acres are under construction for 156 rental townhomes, which are expected to be completed in the summer of 2027. The townhomes are expected to be owned and leased by a single owner upon completion. See “THE DISTRICT—Rental Townhomes.”

Dependence on Major Taxpayers and the Developers

The principal taxpayers represent \$179,552,605 or approximately 26.93% of the certified portion (\$666,502,104) of the 2025 Taxable Assessed Valuation of \$666,902,212, which represents ownership as of January 1, 2025. The Developers and their affiliates represent \$120,379,084 or approximately 18.06% of such value. See “TAX DATA—Principal Taxpayers.” If the Developers or another principal taxpayer were to default in the payment of taxes in an amount which exceeds the balance in the District's Debt Service Funds, the ability of the District to make timely payment of debt service on the Bonds would be dependent on the ability of the District to enforce and liquidate its tax lien, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in the District being forced to set an excessive 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 Funds. See “Tax Collection Limitations and Foreclosure Remedies” in this section, “TAX PROCEDURES—Levy and Collection of Taxes.”

Neither the Developers nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the furnishing of information related to any proposed development should not be interpreted as such a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developers or any other landowner within the District to implement any plan of development. Furthermore, there is no restriction on any landowner's right to sell land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developer or any other landowner. See “THE DEVELOPERS.”

Landowner Obligation to the District

There are no commitments from or obligations of the Developers or any other landowners to the District to proceed at any particular rate or according to any specified plan with the development of land or the construction of improvements 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 or developed tracts of land could restrict the rate of growth of taxable values in the District. The District cannot and does not make any representations that over the life of the Bonds the District will increase or maintain its taxable value.

Undeveloped Acreage

There are approximately 17 acres are served with trunk facilities for commercial development on which no vertical improvements have been constructed. The District makes no representation as to when or if any commercial building program on such acreage will be successful. Failure of the Developers or builders to construct taxable improvements could restrict the rate of growth of taxable values in the District. See “THE DISTRICT—Commercial Development.”

Certain Tax Exemptions Provided for Affordable Housing

Certain multi-family housing may be exempt from ad valorem taxation by the District pursuant to Chapter 303 of the Texas Local Government Code (the "PFC Act"), Chapter 392 of the Texas Local Government Code (the "Housing Authority Act"), or Chapter 394 of the Texas Local Government Code (the "HFC Act"), if certain conditions are met.

The PFC Act authorizes cities, counties, school districts, housing authorities and special districts (a “Sponsor”) to create a sponsored Public Facility Corporation (“PFC”) to acquire, construct, rehabilitate, renovate, repair, equip, furnish and place in service public facilities. These activities may be financed through certain obligations of either the Sponsor or the PFC. Under the PFC Act, a “public facility” includes any real, personal, or mixed property, or an interest in property devoted or to be devoted to public use, and authorized to be financed under the PFC Act. A public facility, including a leasehold estate in a public facility, that is owned by a PFC is exempt from taxation by the State or a municipality or other political subdivision of the State, including the District. This exemption applies to both ad valorem and sales taxes levied by such taxing authorities. Subject to certain restrictions, a leasehold or other possessory interest granted by the PFC to the user of a PFC-owned multifamily residential development entitles that user to this same exemption. A PFC project approved on or after June 18, 2023, does not qualify for an exemption with respect to taxes imposed by a conservation and reclamation district providing water, sewer, or drainage services to the development, unless an agreement is entered into with the district concerning payments in lieu of taxation. Projects for which PFC or Sponsor approval was received prior to the effective date of H.B. 2071 are governed by the prior law and are not subject to the same requirements. The District is not aware of any public facilities located within the boundaries of the District that are either owned or leased by a PFC.

The HFC Act provides for the formation of housing finance corporations ("HFCs") by municipalities and counties for the purpose of providing decent, safe, and sanitary housing at affordable prices to residents of local governments. Public property owned by an HFC, including property for which an HFC holds an equitable interest, is exempt from taxes imposed by the state or any political subdivision of the state, including conservation and reclamation districts such as the District, provided certain conditions are met under the HFC Act. This exemption applies to both ad valorem and sales taxes levied by taxing authorities where the qualified project is located. Section 394.904(d) (as added by H.B. 21, 89th Texas Legislature, Regular Session) provides in part that, for property acquired by an HFC after May 28, 2025, such ad valorem tax exemptions do not apply to taxes levied by a conservation or reclamation district created under Section 52, Article III, or Section 59, Article XVI, Texas Constitution, that provides water, sewer, or drainage service to the multifamily residential development owned by the HFC, unless the applicable HFC has entered into a written agreement with the district to make a payment to the district in lieu of taxation, in the amount specified in the agreement. Further, property acquired by an HFC prior to May 28, 2025, may become subject to taxation by a conservation and reclamation district in future tax years unless certain additional requirements are met under the HFC Act. The District is not aware of any public property located within the boundaries of the District that is owned by an HFC.

The Housing Authority Act authorizes cities and counties to create housing authorities to provide safe and sanitary housing for persons of low income within the area of operation of the housing authority. Multi-family property owned by a housing authority, including property for which a housing authority holds an equitable interest, is exempt from all taxes and special assessments of a city, county, the state, or another political subdivision, including conservation and reclamation districts such as the District, if certain conditions are met under the Housing Authority Act. The Houston Housing Authority is currently constructing a 340-united apartment complex on approximately 11 acres in the District and completion is expected in the first quarter of 2026. The complex will be exempt from ad valorem taxation.

Potential Effects of Oil Price Fluctuations on the Houston Area

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values within the District. The District cannot predict the impact that negative conditions in the oil and gas industry may have on property values in the District.

Extreme Weather Events

The greater Houston area, including the District, is subject to the possibility of severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. “500-year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the Operator, there was no interruption of water and sanitary sewer service as a result of Hurricane Harvey. According to the Engineer and Operator, the District’s system did not sustain any material damage from Hurricane Harvey. To the knowledge of the District and the Developers, no homes within the District experienced structural flooding or other damage as a result of Hurricane Harvey.

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase the District’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

Specific Flood Type Risks

Ponding (or Pluvial) Flood: Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

Riverine (or Fluvial) Flood: Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or man made drainage systems (canals or channels) downstream.

Impact on District Tax Rates

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their ad valorem taxes. The 2025 Taxable Assessed Valuation of the District is \$666,902,212 (\$666,502,104 of certified value plus \$400,108 uncertified value). See “FINANCIAL STATEMENT.” After issuance of the Bonds, the maximum annual debt service requirement will be \$7,318,617 (2026) and the average annual debt service requirement will be \$5,003,523 (2026-2051). See “DEBT SERVICE REQUIREMENTS.” Assuming no increase or decrease from the 2025 Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$1.16 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of \$0.79 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement. The Estimated Taxable Assessed Valuation as of December 1, 2025 is \$678,539,012. Assuming no increase or decrease from the Estimated Taxable Assessed Valuation as of December 1, 2025 and no use of other funds other than tax collections, a tax rate of \$1.14 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of \$0.78 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds based upon the 2025 Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of December 1, 2025, the District can make no representations regarding the future level of assessed valuation within the District. Increases in the tax rate may be required in the event major taxpayers do not pay their District taxes timely. See “TAX PROCEDURES” and “TAX DATA—Tax Adequacy for Debt Service.”

Future Debt

After the issuance of the Bonds, the District reserves in the Bond Order the right to issue the remaining \$44,225,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of financing or constructing road facilities, the \$239,000,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of refunding the outstanding bonds of the District, the \$37,750,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring and/or constructing recreational facilities, and the \$58,060,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities for the District, and any additional bonds which may be voted hereafter. Marcello, Treviso and Camillo have been fully reimbursed for financing the design and construction of water, sanitary sewer and drainage facilities and road facilities and continue to be owed approximately \$5,000,000 for park and recreational facilities. After reimbursements from proceeds of the Bonds, RK Katy Park will have financed or is contractually obligated to finance approximately \$1,000,000 for water, sanitary sewer and drainage facilities which they have not been reimbursed. Morton Ranch has financed or is contractually obligated to finance approximately \$1,700,000 for water, sanitary sewer and drainage facilities and road facilities for which they have not been reimbursed. See “THE BONDS—Issuance of Additional Debt,” “—Financing Recreational Facilities,” “—Financing Road Facilities” and “USE AND DISTRIBUTION OF BOND PROCEEDS—Future Debt.” The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed 1% of the value of the taxable property in the District at the time of issuance of the bonds, or in the event the District meets certain conditions, 3% of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the Commission in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of Texas. The issuance of such obligations may adversely affect the investment security of the Bonds. The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities or recreational facilities must be approved by the Commission. The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds and other available District funds are adequate, under present land use projections, to finance the improvements necessary to serve such development. The District has no plans to call an election to authorize additional bonds at this time

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.”

Environmental and Air Quality Regulations

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; or
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose 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 to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues. Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “serious” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the HGB Area’s economic growth and development.

Water Supply & Discharge Issues. Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future.

Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2018, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the “waters of the United States.” The District must obtain a permit from the United States Army Corps of Engineers (“USACE”) if operations of the District require that wetlands be filled, dredged, or otherwise altered.

In 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection.

Subsequently, the EPA and USACE issued a final rule amending the definition of “waters of the United States” under the CWA to conform with the Supreme Court’s decision.

While the *Sackett* decision removed a great deal of uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedure against a taxpayer, or (c) market conditions limiting the proceeds from a foreclosure sale of taxable property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See “TAX PROCEDURES—District's Rights in the Event of Tax Delinquencies.”

Registered Owners Remedies

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Beneficial Owners have the right to seek a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Beneficial 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. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Beneficial Owners.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. Even if a judgment against the District for money damages could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Beneficial 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. The enforceability of the rights and remedies of the Beneficial Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or 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.

Bankruptcy Limitation to Registered Owners' Rights

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (1) is authorized to file for federal bankruptcy protection by Texas law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, the District must also obtain the approval of the Commission prior to filing bankruptcy. Such law requires that the Commission investigate the financial conditions of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9, thereby invoking 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 appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim.

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect the Registered Owners by reducing or eliminating the interest rate or the principal amount, 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 such Registered Owner's claim against the District.

A district may not be forced into bankruptcy involuntarily.

Continuing Compliance with Certain Covenants

The Bond Order contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds. Failure by the District to comply with such covenants in the Bond Order on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "LEGAL MATTERS—Tax Exemption."

Marketability

The District has no agreement 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 of 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 generally bought, sold or traded in the secondary market.

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.

Risk Factors Related to the Purchase of Municipal Bond Insurance

The Initial Purchaser has entered into an agreement with Assured Guaranty Inc. ("AG" or the "Insurer") for the purchase of a municipal bond insurance policy (the "Policy"). At the time of entering into the agreement, the Insurer was rated "AA" (stable outlook) by S&P and "A1" (stable outlook) by Moody's. See "MUNICIPAL BOND INSURANCE."

The long-term ratings on the Bonds are dependent in part on the financial strength of the insurer and its claim paying ability. The 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 insurer and of the ratings on the Bonds insured by the 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 RATING" and "MUNICIPAL BOND INSURANCE."

The obligations of the insurer are contractual obligations and in an event of default by the 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 insurer and no assurance or representation regarding the financial strength or projected financial strength of the 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 insurer, particularly over the life of the investment. See "MUNICIPAL BOND RATING" and "MUNICIPAL BOND INSURANCE" for further information provided by the insurer and the Policy, which includes further instructions for obtaining current financial information concerning the insurer.

Cybersecurity

The District's consultants use digital technologies to collect taxes, hold funds and process disbursements. These systems necessarily hold sensitive protected information that is valued on the black market. As a result, the electronic systems and networks of organizations like the District's consultants are considered targets for cyber-attacks and other potential breaches of their systems. To the extent the District is determined to be the party responsible for various electronic systems or suffers a loss of funds due to a security breach, there could be a material adverse effect on the District's finances. Insurance to protect against such breaches is limited.

LEGAL MATTERS

Legal Opinions

The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinion of Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds 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 and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of such opinion, assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See "Tax Exemption" below. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without legal limitation as to rate or amount, upon all taxable property within the District. Bond Counsel's opinion will also address the matters described below.

In addition to serving as Bond Counsel, Schwartz, Page & Harding, L.L.P., also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to 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. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, as Disclosure Counsel.

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.

Legal Review

In its capacity as Bond Counsel, Schwartz, Page & Harding, L.L.P., has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS," "THE DISTRICT - General," "MANAGEMENT - Bond Counsel and General Counsel," "TAX PROCEDURES," and "LEGAL MATTERS" solely to determine whether such information fairly summarizes the law and documents referred to therein. Such firm has not independently verified factual information contained in this Official Statement, nor has such firm conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon such firm's limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

Tax Exemption

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, as amended (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any federal, state or local tax consequences resulting from the ownership of, receipt of interest on or disposition of the Bonds.

In rendering its opinion, Bond Counsel will rely upon, and assume continuing compliance with, (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate issued in connection with the Bonds, and (b) covenants of the District contained in the Bond Order relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to observe the aforementioned representations or covenants could cause the interest on the Bonds to become taxable retroactively to the date of issuance.

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, upon which Bond Counsel has based its opinion, is subject to change by Congress, administrative interpretation by the Department of the Treasury and to subsequent judicial interpretation. There can be no assurance that Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of ownership of the Bonds.

Qualified Tax-Exempt Obligations

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 obligations, 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 will covenant 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 aforementioned dollar limitation and the Bonds would not be "qualified tax-exempt obligations."**

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 Law which is subject to change or modification retroactively.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences. The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, including financial institutions, life insurance and property and casualty insurance companies, owners of interests in a FASIT, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health-insurance premium assistance credit, and individuals allowed an earned income credit. **THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.**

Interest on the Bonds may be includable in certain corporation's "adjusted financial statement income" determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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.

Tax Accounting Treatment of Original Issue Discount and Premium Bonds

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 accrued period or be in excess of one year (the "Original Issue Discount Bonds"). The difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond in the initial public offering of the Bonds. 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, such initial owner is entitled to exclude from gross income (as 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 period that such Original Issue Discount Bond continues to be owned by such owner. See "Tax Exemption" herein for a discussion of certain collateral federal tax consequences.

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 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 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 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.

The initial public offering price to be paid for certain maturities of the Bonds is greater than the amount payable on such Bonds at maturity (the "Premium Bonds"). An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser must be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser's yield to maturity. PURCHASERS OF THE PREMIUM BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION OF AMORTIZABLE BOND PREMIUM WITH RESPECT TO THE PREMIUM BONDS FOR FEDERAL INCOME TAX PURPOSES AND WITH RESPECT TO THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING PREMIUM BONDS.

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS

The offer and sale of the Bonds have not been registered or qualified 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; and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction.

The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated 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 provisions.

NO MATERIAL ADVERSE CHANGE

The obligations of the Initial Purchaser to take and pay for the Bonds, and 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 financial condition of the District subsequent to the date of sale from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of the sale.

MUNICIPAL BOND RATING

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, ("S&P") is expected to assign a municipal bond insured rating of "AA" (stable outlook) and Moody's Investors Service, Inc. ("Moody's") is expected to assign a municipal bond insured rating of "A1" (stable outlook), respectively, to the Bonds with the understanding that, upon issuance and delivery of the Bonds, a Policy ensuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Inc. ("AG" or the "Insurer"). Moody's has also assigned an underlying rating of "Baa1" to the Bonds. An explanation of the ratings may be obtained from S&P and Moody's. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance," "MUNICIPAL BOND INSURANCE" and "APPENDIX B."

The ratings reflect only the view of such organizations and the District makes no representation as to the appropriateness of the ratings. There is no assurance that such ratings will continue for any given period of time or that they will not be revised or withdrawn entirely by S&P or Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the ratings may have an adverse effect on the market price of the Bonds.

MUNICIPAL BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. ("AG" or the "Insurer") will issue its municipal bond insurance policy (the "Policy") for the Bonds. 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 APPENDIX B to this OFFICIAL STATEMENT.

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

Assured Guaranty Inc.

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. (“AGL” and together with its subsidiaries, “Assured Guaranty”), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol “AGO.” AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG’s financial strength is rated “AA” (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”), “AA+” (stable outlook) by Kroll Bond Rating Agency, Inc. (“KBRA”) and “A1” (stable outlook) by Moody’s Investors Service, Inc. (“Moody’s”). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG’s long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AG 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 relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of AG (“AGM”), merged with and into AG, with AG as the surviving company (such transaction, the “Merger”). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of AG.

Current Financial Strength Ratings

On August 4, 2025, KBRA announced that it had affirmed AG’s insurance financial strength rating of “AA+” (stable outlook).

On June 30, 2025, S&P announced that it had affirmed AG’s financial strength rating of “AA” (stable outlook).

On July 10, 2024, Moody’s, following Assured Guaranty’s announcement of the Merger, announced that it had affirmed AG’s insurance financial strength rating of “A1” (stable outlook).

AG can give no assurance as to any further ratings action that S&P, Moody’s and/or KBRA may take. For more information regarding AG’s financial strength ratings and the risks relating thereto, see AGL’s Annual Report on Form 10-K for the fiscal year ended December 31, 2024.

Capitalization of AG

At September 30, 2025:

- The policyholders’ surplus of AG was approximately \$3,268 million.
- The contingency reserve of AG was approximately \$1,481 million.
- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately \$2,431 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG and (ii) the net unearned premium reserves and net deferred ceding commissions of AG’s wholly owned subsidiary Assured Guaranty UK Limited (“AGUK”), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA (“AGE”).

The policyholders’ surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the “SEC”) that relate to AG are incorporated by reference into this OFFICIAL STATEMENT and shall be deemed to be a part hereof:

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2024 (filed by AGL with the SEC on February 28, 2025); and
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 (filed by AGL with the SEC on May 9, 2025); and
- (iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2025 (filed by AGL with the SEC on August 8, 2025).
- (iv) the Quarterly Report on Form 10-Q for the quarterly period ended September 30, 2025 (filed by AGL with the SEC on November 7, 2025).

All information relating to AG included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof “furnished” under Item 2.02 or Item 7.01 of Form 8 K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this OFFICIAL STATEMENT and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC’s website at <http://www.sec.gov>, at AGL’s website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL’s website shall be deemed to be part of or incorporated in this OFFICIAL STATEMENT.

Any information regarding AG included herein under the caption “MUNICIPAL BOND INSURANCE—Assured Guaranty Inc.” or included in a document incorporated by reference herein (collectively, the “AG Information”) shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this OFFICIAL STATEMENT, except as so modified or superseded.

Miscellaneous Matters

AG makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AG 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 AG supplied by AG and presented under the heading “MUNICIPAL BOND INSURANCE.”

NO-LITIGATION CERTIFICATE

With the delivery of the Bonds, the President or Vice President and Secretary or Assistant Secretary of the Board will, on behalf of the District, execute and deliver to the Initial Purchaser a certificate dated as of the Date of Delivery, to the effect that no litigation of any nature of which the District has notice is pending against or, to the knowledge of the District’s certifying officers, threatened against the District, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

SALE AND DISTRIBUTION OF THE BONDS

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was rendered by Raymond James & Associates, Inc. (the “Initial Purchaser”) bearing the interest rates shown on the cover page of this Official Statement, at a price of 97.0346% of the principal amount thereof, which resulted in a net effective interest rate of 4.117790% as calculated pursuant to Chapter 1204, Texas Government Code (the “IBA” method).

The prices and other terms with respect to the offering and the 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 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-allocate 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, which are more generally bought, sold or traded in the secondary market.

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Developers, the Engineer, the Tax Assessor/Collector, the Appraisal District and information from other sources believed to be reliable. No guarantee is made by the District as to the accuracy or completeness of the information derived from sources other than the District, and the inclusion herein of information from sources other than the District is not to be construed as a representation on the part of the District to such effect, except as described below under “CERTIFICATION OF OFFICIAL STATEMENT.” Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein 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 for further information.

Financial Advisor

Masterson Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

“THE DISTRICT”—Edminster, Hinshaw, Russ & Associates, Inc.; “THE DEVELOPERS”—Marcello, Camillo, Treviso, Benchmark and RK Katy Park; “TAX PROCEDURES”—Assessments of the Southwest, Inc. and Schwartz, Page & Harding, L.L.P.; “THE SYSTEM”—Edminster, Hinshaw, Russ & Associates, Inc.; “THE BONDS” and “LEGAL MATTERS”—Schwartz, Page & Harding, L.L.P.; “FINANCIAL STATEMENT” and “TAX DATA”—Harris Central Appraisal District, Assessments of the Southwest, Inc. and the Municipal Advisory Council of Texas.

The Financial Advisor has provided the Following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

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

Engineer: The information contained in this Official Statement relating to engineering and to the description of the System and, in particular that information included in the sections entitled “THE DISTRICT,” and “THE SYSTEM” (as it relates to District facilities) has been provided by Edminster, Hinshaw, Russ & Associates, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the Assessed Valuations of the District has been provided by the Harris Central Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in Harris County, including the District.

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

Auditor: The financial statements of the District as of September 30, 2025 and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See “APPENDIX A.”

UPDATING OF OFFICIAL STATEMENT

For the period beginning on the date of the award of the sale of the Bonds to the Initial Purchaser and ending on the ninety-first (91st) day after the “end of the underwriting period,” (as defined in Rule 15c(2)-12(f)(2) of the United States Securities and Exchange Commission (the “SEC”)), if any event shall occur of which the District has knowledge and as a result of which it is necessary to amend or supplement this Official Statement in order to make the statements herein, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, not materially misleading, the District will promptly notify the Initial Purchaser of the occurrence of such event and will cooperate in the preparation of a revised Official Statement, or amendments or supplements hereto, so that the statements in this Official Statement, as revised, amended or supplemented, will not, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, be materially misleading. The District assumes no responsibility for supplementing this Official Statement thereafter.

CERTIFICATION OF OFFICIAL STATEMENT

The District, acting through its Board in its official capacity and in reliance upon the experts listed above, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the registered 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 specified events, to the Municipal Securities Rulemaking Board (the “MSRB”). The MSRB has established the Electronic Municipal Market Access (“EMMA”) system.

Annual Reports

The District will provide annually to the MSRB certain updated financial information and operating data. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “THE SYSTEM,” “WATER AND SANITARY SEWER OPERATIONS,” FINANCIAL STATEMENT,” “TAX DATA,” “DEBT SERVICE REQUIREMENTS” (most of which information is contained in the District’s audited financial statements) and in Appendix A (District Audited Financial Statements for the fiscal year ended September 30, 2025 and Certain Supplemental Schedules). The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2026.

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 updated information will include audited financial statements, if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order 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 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Specified Event Notices

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-exempt status of the Bonds, or other events affecting the tax-exempt 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 a 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 to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The terms "financial obligation" and "material" when used in this paragraph shall have the meaning ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from the MSRB

The District has agreed to provide the foregoing information only to the MSRB. Investors can access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of specified 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 Holders and beneficial owners of the Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement 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 operations of the District, but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with SEC Rule 15c2-12, taking into account any amendments and interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as changed circumstances, and either the Holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as a nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of SEC Rule 15c2-12 or a court of final jurisdiction determines that such provisions are invalid but in either case, only to the extent that its right to do so would not prevent the Underwriter from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information and operating data so provided.

Compliance With Prior Undertakings

During the last five years, the District has complied in all material respects with all continuing disclosure agreements made by the District in accordance with SEC Rule 15c2-12.

MISCELLANEOUS

All estimates, statements and assumptions in this Official Statement and the Appendix hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 536, as of the date shown on the cover page.

/s/ Joseph Forrester

President, Board of Directors
Harris County Municipal Utility District No. 536

ATTEST:

/s/ Kimberly Carroll

Secretary, Board of Directors
Harris County Municipal Utility District No. 536

AERIAL PHOTO

(Approximate boundaries as of January 2026)

**HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT No. 536**

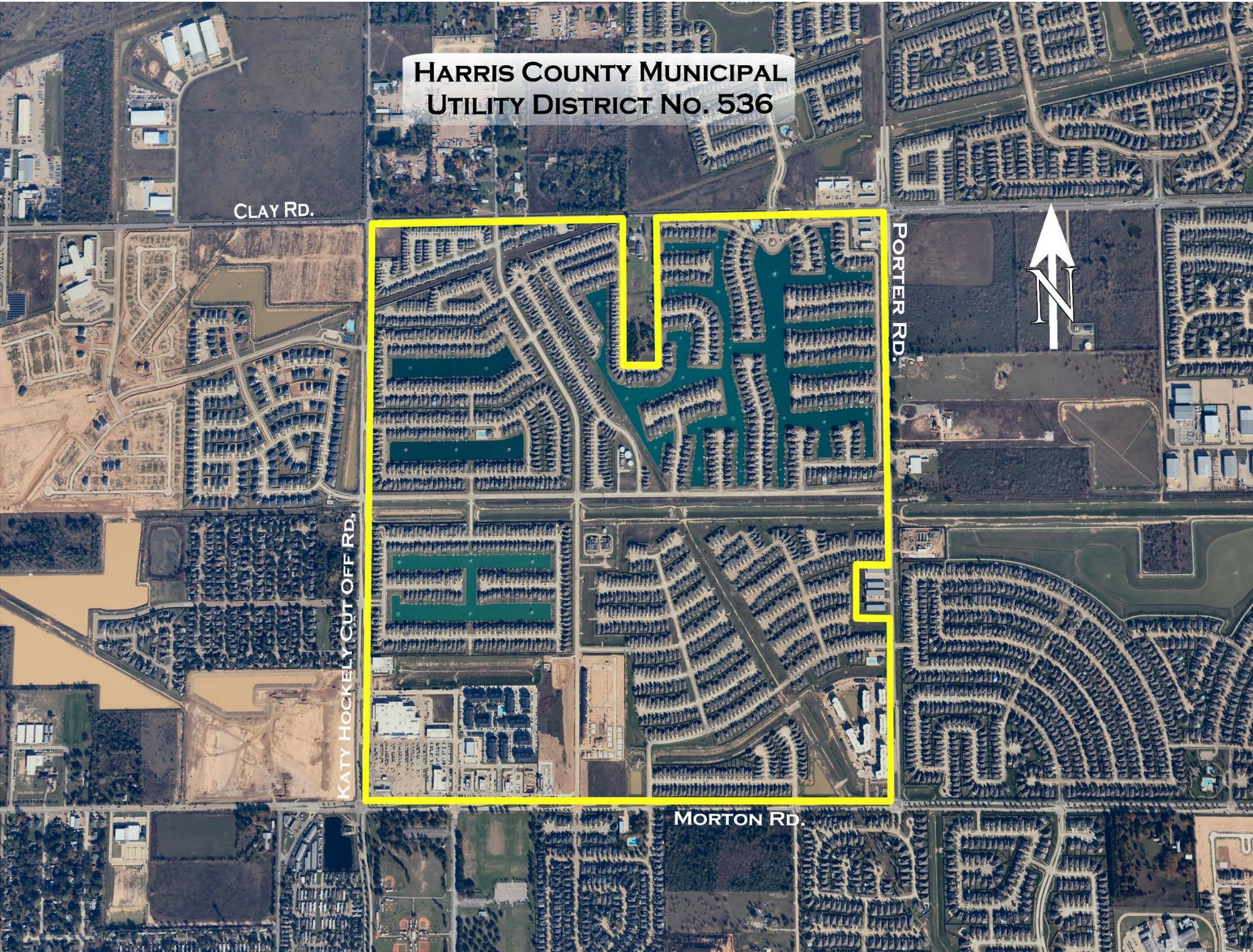
CLAY RD.

PORTER RD.



KATY HOCKEY CUT OFF RD.

MORTON RD.



PHOTOGRAPHS

The following photographs were taken in the District in January 2026 solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if additional improvements will be constructed in the future.













APPENDIX A

District Audited Financial Statements for the fiscal year ended September 30, 2025

The information contained in this appendix includes the Independent Auditor's Report and Financial Statements of Harris County Municipal Utility District No. 536 and certain supplemental information for the fiscal year ended September 30, 2025.



**Harris County Municipal
Utility District No. 536
Harris County, Texas**

**Independent Auditor's Report, Financial Statements,
and Supplementary Information**

September 30, 2025



Harris County Municipal Utility District No. 536
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September 30, 2025

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Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 536
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 536 (District), as of and for the year ended September 30, 2025, 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 accompanying financial statements 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, 2025, and the respective changes in financial position thereof 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 (GAAS). 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 these 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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 GAAS 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 GAAS, 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 budgetary comparison schedule, as listed in the table of contents, 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 GAAS, 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.

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 accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information 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.

Forvis Mazars, LLP

**Houston, Texas
February 7, 2026**

**Harris County Municipal Utility District No. 536
Management's Discussion and Analysis
Year Ended September 30, 2025**

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and by the District's state oversight agency, the Texas Commission on Environmental Quality (Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, sanitary sewer, and drainage services. Other activities, such as the provision of recreation facilities and solid waste collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position, and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period, and expenses are recorded even though they may not have used cash during the current year.

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

**Harris County Municipal Utility District No. 536
Management’s Discussion and Analysis
Year Ended September 30, 2025**

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures, and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time but do not include capital assets such as land and water, sewer, and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund’s assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year’s activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

Financial Analysis of the District as a Whole

The District’s overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements:

Summary of Net Position

	2025	2024
Current and other assets	\$ 14,666,816	\$ 10,951,847
Capital assets	53,851,196	51,071,674
Total assets	\$ 68,518,012	\$ 62,023,521
Long-term liabilities	\$ 91,104,958	\$ 87,139,545
Other liabilities	1,191,270	883,100
Total liabilities	92,296,228	88,022,645
Net position		
Net investment in capital assets	1,370,431	2,536,831
Restricted	3,774,713	3,637,721
Unrestricted	(28,923,360)	(32,173,676)
Total net position	\$ (23,778,216)	\$ (25,999,124)

**Harris County Municipal Utility District No. 536
Management’s Discussion and Analysis
Year Ended September 30, 2025**

The total net position of the District increased by \$2,220,908, or about 9%. The majority of the increase in net position is related to tax revenues intended to pay principal on the District’s bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District’s investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

At September 30, 2025, unrestricted net position was \$(28,923,360) This amount was negative because not all expenditures from long-term debt were for the acquisition of capital assets. Within Harris County, the county government assumes the maintenance and other incidents of ownership of most road and storm sewer facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District.

Summary of Changes in Net Position

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes	\$ 8,348,100	\$ 7,678,715
Charges for services	3,176,918	3,014,046
Other revenues	<u>2,008,883</u>	<u>1,663,983</u>
Total revenues	<u>13,533,901</u>	<u>12,356,744</u>
Expenses		
Services	3,381,959	3,219,149
Depreciation	1,144,799	1,257,096
Conveyance of capital assets	662,662	3,320,531
Purchase of capacity	1,860,000	-
Debt service	<u>4,263,573</u>	<u>2,807,660</u>
Total expenses	<u>11,312,993</u>	<u>10,604,436</u>
Change in net position	2,220,908	1,752,308
Net position, beginning of year	<u>(25,999,124)</u>	<u>(27,751,432)</u>
Net position, end of year	<u><u>\$ (23,778,216)</u></u>	<u><u>\$ (25,999,124)</u></u>

Financial Analysis of the District’s Funds

The District’s combined fund balances as of the end of the fiscal year ended September 30, 2025 were \$13,682,301, an increase of \$3,482,855 from the prior year.

The general fund’s fund balance increased by \$3,896,156 primarily due to property tax and service revenues exceeding service operations and capital outlay expenditures. In addition, tap connection and inspection fees revenues exceeded the related tap connections expenditures.

The debt service fund’s fund balance increased by \$288,942 primarily due to property tax revenues and investment income exceeding bond principal and interest requirements.

The capital projects fund’s fund balance decreased by \$702,243 due to capital outlay expenditures and debt issuance costs exceeding proceeds from the sales of bonds.

**Harris County Municipal Utility District No. 536
Management’s Discussion and Analysis
Year Ended September 30, 2025**

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to property taxes and tap connection and inspection fees revenues and repairs and maintenance, other, and capital outlay expenditures being greater than anticipated. In addition, sale of capacity revenues and tap connections expenditures were not included in the budget. The fund balance as of September 30, 2025 was expected to be \$8,502,839, and the actual end-of-year fund balance was \$9,685,533.

Capital and Related Debt

Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital Assets (Net of Accumulated Depreciation)

	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 22,844,282	\$ 19,048,378
Construction in progress	40,003	-
Water facilities	10,589,376	10,781,510
Wastewater facilities	15,936,510	16,363,174
Drainage facilities	1,751,870	2,034,080
Parks and recreation	<u>2,689,155</u>	<u>2,844,532</u>
 Total capital assets	 <u><u>\$ 53,851,196</u></u>	 <u><u>\$ 51,071,674</u></u>

During the current year, additions to capital assets were as follows:

Land acquisitions for Market at Katy Park including the right-of-way, detention pond, and mass grading to serve the Market at Katy Park	\$ 3,795,904
Construction in progress related to design for concrete trails and landscape irrigation at the drainage channel	40,003
Water, sewer, and storm water pump station facilities to serve the Market at Katy Park	180,622
Wastewater treatment plant No. 1 lift pump No. 3 and water plant booster pump Nos. 2, 3, and 4	<u>92,676</u>
 Total additions to capital assets	 <u><u>\$ 4,109,205</u></u>

Developers within the District have constructed water, sewer, drainage, recreational, and road and paving facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Commission, if required. As of September 30, 2025, a liability for developer-constructed capital assets of \$6,429,685 was recorded in the government-wide financial statements.

Debt

The changes in the debt position of the District during the fiscal year ended September 30, 2025 are summarized as follows.

**Harris County Municipal Utility District No. 536
 Management’s Discussion and Analysis
 Year Ended September 30, 2025**

Long-term debt payable, beginning of year	\$ 87,139,545
Increases in long-term debt	16,888,349
Decreases in long-term debt	<u>(12,922,936)</u>
Long-term debt payable, end of year	<u>\$ 91,104,958</u>

At September 30, 2025, the District had \$58,060,000 of unlimited tax bonds authorized, but unissued, for the purpose of acquiring, constructing, and improving the water, sanitary sewer, and drainage systems; \$37,750,000 for financing and constructing recreational facilities; and \$46,620,000 for financing and constructing roads within the District.

The District’s bonds carry an underlying rating of “Baa1” from Moody’s Investors Service (Moody’s). The Series 2019, Road Series 2019A, Road Series 2020A, Road Series 2021A, Series 2022, Series 2023, Road Series 2025, and Series 2025A bonds carry a “AA” rating from Standard & Poor’s by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020, Series 2021, Road Series 2022A, and Series 2024 bonds carry a “AA” rating from Standard & Poor’s and an “A1” rating from Moody’s by virtue of bond insurance issued by Assured Guaranty Inc.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District’s consent if the municipality complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended. If the District is annexed, the City must assume the District’s assets and obligations (including the bonded indebtedness) and abolish the District within 90 days of the date of annexation.

Contingencies

Developers of the District are constructing water, sewer, drainage, paving and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs plus interest from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District’s engineer has stated that current construction contract amounts are approximately \$2,360,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Harris County Municipal Utility District No. 536
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Assets						
Cash	\$ 671,967	\$ 99,069	\$ 245	\$ 771,281	\$ -	\$ 771,281
Certificates of deposit	2,115,000	1,175,000	-	3,290,000	-	3,290,000
Short-term investments	7,296,851	2,707,237	52,876	10,056,964	-	10,056,964
Receivables						
Property taxes	15,300	41,124	-	56,424	-	56,424
Service accounts	422,097	-	-	422,097	-	422,097
Accrued interest	42,495	27,555	-	70,050	-	70,050
Interfund receivables	42,281	-	-	42,281	(42,281)	-
Capital assets (net of accumulated depreciation)						
Land	-	-	-	-	22,844,282	22,844,282
Construction in progress	-	-	-	-	40,003	40,003
Parks and recreation	-	-	-	-	2,689,155	2,689,155
Infrastructure	-	-	-	-	28,277,756	28,277,756
Total Assets	<u>\$ 10,605,991</u>	<u>\$ 4,049,985</u>	<u>\$ 53,121</u>	<u>\$ 14,709,097</u>	<u>\$ 53,808,915</u>	<u>\$ 68,518,012</u>

Harris County Municipal Utility District No. 536
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

(Continued)

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Liabilities						
Accounts payable	\$ 327,689	\$ 19,825	\$ 3,108	\$ 350,622	\$ -	\$ 350,622
Accrued interest payable	-	-	-	-	263,179	263,179
Customer deposits	399,800	-	-	399,800	-	399,800
Interfund payables	-	42,281	-	42,281	(42,281)	-
Due to others	8,715	-	-	8,715	-	8,715
Unearned tap connection fees	168,954	-	-	168,954	-	168,954
Long-term liabilities						
Due within one year	-	-	-	-	4,095,000	4,095,000
Due after one year	-	-	-	-	87,009,958	87,009,958
Total Liabilities	<u>905,158</u>	<u>62,106</u>	<u>3,108</u>	<u>970,372</u>	<u>91,325,856</u>	<u>92,296,228</u>
Deferred Inflows of Resources						
Deferred property tax revenues	15,300	41,124	-	56,424	(56,424)	-
Fund Balances/Net Position						
Fund balances						
Restricted						
Unlimited tax bonds	-	3,314,660	-	3,314,660	(3,314,660)	-
Water, sewer, and drainage	-	-	30,711	30,711	(30,711)	-
Roads	-	632,095	19,302	651,397	(651,397)	-
Unassigned	9,685,533	-	-	9,685,533	(9,685,533)	-
Total fund balances	<u>9,685,533</u>	<u>3,946,755</u>	<u>50,013</u>	<u>13,682,301</u>	<u>(13,682,301)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 10,605,991</u>	<u>\$ 4,049,985</u>	<u>\$ 53,121</u>	<u>\$ 14,709,097</u>		
Net position						
Net investment in capital assets					1,370,431	1,370,431
Restricted for debt service					3,724,700	3,724,700
Restricted for capital projects					50,013	50,013
Unrestricted					(28,923,360)	(28,923,360)
Total net position					<u>\$ (23,778,216)</u>	<u>\$ (23,778,216)</u>

Harris County Municipal Utility District No. 536
Statement of Activities and Governmental Funds Revenues,
Expenditures, and Changes in Fund Balances
Year Ended September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	\$ 2,235,101	\$ 6,141,245	\$ -	\$ 8,376,346	\$ (28,246)	\$ 8,348,100
Water services	1,403,646	-	-	1,403,646	-	1,403,646
Sewer service	951,745	-	-	951,745	-	951,745
Regional water fee	821,527	-	-	821,527	-	821,527
Tap connection and inspection fees	1,017,466	-	-	1,017,466	-	1,017,466
Penalty and interest	155,393	128,229	-	283,622	-	283,622
Investment income	348,216	282,333	18,554	649,103	-	649,103
Sale of capacity	210,000	-	-	210,000	(210,000)	-
Other income	13,566	269	-	13,835	44,857	58,692
Total Revenues	7,156,660	6,552,076	18,554	13,727,290	(193,389)	13,533,901
Expenditures/Expenses						
Service operations						
Regional water fee	886,191	-	-	886,191	-	886,191
Professional fees	143,197	30,656	-	173,853	4,429	178,282
Contracted services	739,572	107,413	-	846,985	-	846,985
Utilities	151,140	-	-	151,140	-	151,140
Repairs and maintenance	1,021,269	-	-	1,021,269	-	1,021,269
Other expenditures	155,151	66,718	60	221,929	-	221,929
Tap connections	76,163	-	-	76,163	-	76,163
Capital outlay	132,678	-	16,356,085	16,488,763	(16,488,763)	-
Depreciation	-	-	-	-	1,144,799	1,144,799
Conveyance of capital assets	-	-	-	-	662,662	662,662
Purchase of capacity	-	-	-	-	1,860,000	1,860,000
Debt service						
Principal retirement	-	3,160,000	-	3,160,000	(3,160,000)	-
Interest and fees	-	2,898,347	-	2,898,347	322,225	3,220,572
Debt issuance costs	-	-	1,043,001	1,043,001	-	1,043,001
Total Expenditures/Expenses	3,305,361	6,263,134	17,399,146	26,967,641	(15,654,648)	11,312,993
Excess (Deficiency) of Revenues Over Expenditures	3,851,299	288,942	(17,380,592)	(13,240,351)	15,461,259	
Other Financing Sources (Uses)						
Insurance proceeds	44,857	-	-	44,857	(44,857)	
General obligation bonds issued	-	-	17,000,000	17,000,000	(17,000,000)	
Discount on debt issued	-	-	(321,651)	(321,651)	321,651	
Total Other Financing Sources	44,857	-	16,678,349	16,723,206	(16,723,206)	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	3,896,156	288,942	(702,243)	3,482,855	(3,482,855)	
Change in Net Position					2,220,908	2,220,908
Fund Balances/Net Position						
Beginning of year	5,789,377	3,657,813	752,256	10,199,446	-	(25,999,124)
End of year	<u>\$ 9,685,533</u>	<u>\$ 3,946,755</u>	<u>\$ 50,013</u>	<u>\$ 13,682,301</u>	<u>\$ -</u>	<u>\$ (23,778,216)</u>

Note 1. Nature of Operations and Summary of Significant Accounting Policies

Harris County Municipal Utility District No. 536 (District) was created and is operating pursuant to a special act of the 83rd Texas Legislature, now codified at Chapter 8436 of the Texas Special District Local Laws Code, effective June 14, 2013, in accordance with the Texas Water Code, Chapters 49 and 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Texas Commission on Environmental Quality (Commission). The principal functions of the District are to finance and construct waterworks, wastewater, drainage, roads, and recreational facilities and to provide such facilities and services to the customers of the District.

The District is governed by a Board of Directors (Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-Wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, wastewater, drainage, and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services, and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District, which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services, and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for principal and interest related costs, as well as the financial resources being accumulated for future debt service.

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

Capital Projects Fund – The capital projects fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays.

Fund Balances – Governmental Funds

The fund balances for the District’s governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally, or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District’s Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures, and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures, and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services, and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period, and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Interfund Transactions

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

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of 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 amounts of assets, liabilities, and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes and penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended September 30, 2025 include collections during the current period or within 60 days of year-end related to the 2024 and prior years' tax levies.

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended September 30, 2025, the 2024 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of \$5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Within Harris County, the county government assumes the maintenance and other incidents of ownership of most road and storm sewer facilities constructed by the District. Accordingly, these are not recorded in the financial statements of the District.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives is not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

Water production and distribution facilities	10–45 years
Wastewater collection and treatment facilities	10–45 years
Drainage facilities	10–45 years
Parks and recreation facilities	10–45 years

Debt Issuance Costs

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts on bonds 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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or are imposed by law through constitutional provisions or enabling legislation.

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

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital assets used in governmental activities are not financial resources and are not reported in the fund financial statements.	\$ 53,851,196
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	56,424
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the fund financial statements.	(263,179)
Long-term debt obligations are not due and payable in the current period and are not reported in the fund financial statements.	<u>(91,104,958)</u>
Adjustment to fund balances to arrive at net position.	<u>\$ (37,460,517)</u>

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures, and changes in fund balances because:

Change in fund balances.	\$ 3,482,855
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay expenditures exceeded depreciation expense, conveyance of capital assets, purchase of capacity, and noncapitalized costs in the current period.	12,816,873
Governmental funds report the effect of premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	321,651
Governmental funds report proceeds from the sales of bonds because they provide current financial resources to governmental funds. Principal payments on debt are recorded as expenditures. None of these transactions, however, have any effect on net position.	(13,840,000)
Revenues collected in the current year, which have previously been reported in the statement of activities, are reported as revenues in the governmental funds.	(238,246)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	<u>(322,225)</u>
Change in net position of governmental activities.	<u>\$ 2,220,908</u>

Note 2. Deposits, Investments, and Investment Income

Deposits

Custodial credit risk is the risk that, in the event of a bank failure, a government’s deposits may not be returned to it. The District’s deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies, or instrumentalities of the State of Texas; or certain 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.

At September 30, 2025, none of the District’s bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities, direct obligations of Texas or its agencies or instrumentalities, 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, other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, obligations of states, agencies, and counties and other political subdivisions with an investment rating not less than “A,” insured or collateralized certificates of deposit, and certain bankers’ acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts, and investment pools.

The District’s investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in Texas CLASS, an external investment pool that is not registered with the Securities and Exchange Commission. A Board of Trustees, elected by the participants, has oversight of Texas CLASS. The District’s investments may be redeemed at any time. Texas CLASS attempts to minimize its exposure to market and credit risk through the use of various strategies and credit monitoring techniques and limits its investments in any issuer to the top two ratings issued by nationally recognized statistical rating organizations. The District’s investments in Texas CLASS are reported at net asset value.

At September 30, 2025, the District had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1–5	6–10	More Than 10
Texas CLASS	\$10,056,964	\$10,056,964	\$ -	\$ -	\$ -

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District’s investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years, and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2025, the District’s investments in Texas CLASS were rated “AAAm” by Standard & Poor’s.

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet at September 30, 2025 as follows:

Carrying value	
Deposits	\$ 4,061,281
Investments	<u>10,056,964</u>
Total	<u>\$ 14,118,245</u>

Included in the following statement of net position captions:

Cash	\$ 771,281
Certificates of deposit	3,290,000
Short-term investments	<u>10,056,964</u>
Total	<u>\$ 14,118,245</u>

Investment Income

Investment income of \$649,103 for the year ended September 30, 2025 consisted of interest income.

Fair Value Measurements

The District has the following recurring fair value measurements as of September 30, 2025:

- Pooled investments of \$10,056,964 are valued at fair value per share of the pool's underlying portfolio.

Note 3. Capital Assets

A summary of changes in capital assets for the year ended September 30, 2025 is as follows:

<u>Governmental Activities</u>	<u>Balances, Beginning of Year</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balances, End of Year</u>
Capital assets, non-depreciable				
Land and improvements	\$ 19,048,378	\$ 3,795,904	\$ -	\$ 22,844,282
Construction in progress	-	40,003	-	40,003
Total capital assets, non-depreciable	<u>19,048,378</u>	<u>3,835,907</u>	<u>-</u>	<u>22,884,285</u>
Capital assets, depreciable				
Water production and distribution facilities	12,812,181	191,041	-	13,003,222
Wastewater collection and treatment facilities	18,475,490	82,257	-	18,557,747
Drainage facilities	2,141,136	-	(184,884)	1,956,252
Parks and recreation	3,026,815	-	-	3,026,815
Total capital assets, depreciable	<u>36,455,622</u>	<u>273,298</u>	<u>(184,884)</u>	<u>36,544,036</u>

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

Governmental Activities (Continued)	Balances, Beginning of Year	Additions	Retirements	Balances, End of Year
Less accumulated depreciation				
Water production and distribution facilities	\$ (2,030,671)	\$ (383,175)	\$ -	\$ (2,413,846)
Wastewater collection and treatment facilities	(2,112,316)	(508,921)	-	(2,621,237)
Drainage facilities	(107,056)	(97,326)	-	(204,382)
Parks and recreation	(182,283)	(155,377)	-	(337,660)
Total accumulated depreciation	<u>(4,432,326)</u>	<u>(1,144,799)</u>	<u>-</u>	<u>(5,577,125)</u>
Total governmental activities, net	<u>\$ 51,071,674</u>	<u>\$ 2,964,406</u>	<u>\$ (184,884)</u>	<u>\$ 53,851,196</u>

Note 4. Long-Term Liabilities

Changes in long-term liabilities for the year ended September 30, 2025 were as follows:

Governmental Activities	Balances, Beginning of Year	Increases	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable					
General obligation bonds	\$ 72,755,000	\$ 17,000,000	\$ 3,160,000	\$ 86,595,000	\$ 4,095,000
Less discounts on bonds	1,656,343	321,651	58,267	1,919,727	-
	<u>71,098,657</u>	<u>16,678,349</u>	<u>3,101,733</u>	<u>84,675,273</u>	<u>4,095,000</u>
Due to developers	16,040,888	210,000	9,821,203	6,429,685	-
Total governmental activities long-term liabilities	<u>\$ 87,139,545</u>	<u>\$ 16,888,349</u>	<u>\$ 12,922,936</u>	<u>\$ 91,104,958</u>	<u>\$ 4,095,000</u>

General Obligation Bonds

	Series 2018	Road Series 2018A
Amounts outstanding, September 30, 2025	\$7,455,000	\$3,385,000
Interest rates	3.125% to 4.250%	3.50% to 4.50%
Maturity dates, serially beginning/ending	September 1, 2026/2043	September 1, 2026/2043
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2024	September 1, 2024

*Or any date thereafter, callable at par plus accrued interest to the date of redemption

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

	Series 2019	Road Series 2019A
Amounts outstanding, September 30, 2025	\$3,390,000	\$3,175,000
Interest rates	2.00% to 3.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2026/2044	September 1, 2026/2044
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2025	September 1, 2025
	Series 2020	Road Series 2020A
Amounts outstanding, September 30, 2025	\$4,500,000	\$3,500,000
Interest rates	2.00% to 2.25%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2026/2045	September 1, 2026/2045
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2026	September 1, 2026
	Series 2021	Road Series 2021A
Amounts outstanding, September 30, 2025	\$6,730,000	\$6,905,000
Interest rates	2.00% to 4.50%	2.00% to 4.50%
Maturity dates, serially beginning/ending	September 1, 2026/2046	September 1, 2026/2046
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2027	September 1, 2027
	Series 2022	Road Series 2022A
Amounts outstanding, September 30, 2025	\$8,370,000	\$5,400,000
Interest rates	3.00% to 5.50%	4.00% to 5.00%
Maturity dates, serially beginning/ending	September 1, 2026/2047	September 1, 2026/2047
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2028	September 1, 2028

*Or any date thereafter, callable at par plus accrued interest to the date of redemption.

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

	<u>Series 2023</u>	<u>Series 2024</u>
Amounts outstanding, September 30, 2025	\$17,285,000	\$6,500,000
Interest rates	4.00% to 6.50%	3.25% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2026/2048	September 1, 2026/2049
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2030	September 1, 2031
	<u>Road Series 2025</u>	<u>Series 2025A</u>
Amounts outstanding, September 30, 2025	\$4,000,000	\$6,000,000
Interest rates	4.00% to 6.50%	4.00% to 6.50%
Maturity dates, serially beginning/ending	September 1, 2026/2050	September 1, 2026/2050
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2031	September 1, 2031

*Or any date thereafter, callable at par plus accrued interest to the date of redemption.

Annual Debt Service Requirements

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at September 30, 2025:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 4,095,000	\$ 3,186,854	\$ 7,281,854
2027	3,085,000	3,011,895	6,096,895
2028	3,140,000	2,877,298	6,017,298
2029	3,205,000	2,751,467	5,956,467
2030	3,265,000	2,627,859	5,892,859
2031–2035	16,865,000	11,474,708	28,339,708
2036–2040	19,850,000	8,440,142	28,290,142
2041–2045	22,465,000	4,653,682	27,118,682
2046–2050	10,625,000	999,250	11,624,250
Total	<u>\$ 86,595,000</u>	<u>\$ 40,023,155</u>	<u>\$ 126,618,155</u>

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

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2025

Bonds voted	
Water, sewer, and drainage facilities	\$ 125,000,000
Road facilities	76,250,000
Recreational facilities	37,750,000
Refunding	239,000,000
Bonds sold	
Water, sewer, and drainage facilities	66,940,000
Road facilities	29,630,000

Due to Developers

Developers within the District have constructed water, sewer, drainage, recreational, and road and paving facilities on behalf of the District. The District has agreed to reimburse the developers for these construction costs and interest to the extent approved by the Commission, if required, from the proceeds of future bond sales. The District's engineer estimates reimbursable costs for completed projects are \$6,429,685. These amounts have been recorded in the financial statements as long-term liabilities.

Note 5. Significant Bond Order and Commission Requirements

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended September 30, 2025, the District levied an ad valorem debt service tax at the rate of \$0.6975 per \$100 of assessed valuation, which resulted in a tax levy of \$4,284,935 on the taxable valuation of \$614,327,613 for the 2024 tax year. The interest and principal requirements paid from the tax revenues and available resources were \$4,382,470.

In addition, during the year ended September 30, 2025, the District levied an ad valorem road debt service tax at the rate of \$0.2925 per \$100 of assessed valuation, which resulted in a tax levy of \$1,796,908 on the taxable valuation of \$614,327,613 for 2024 tax year. This road tax is used to pay for principal and interest on the District's road bonds when due. The principal and interest requirements paid from road debt service tax revenues and available resources were \$1,663,877.

Note 6. Maintenance Taxes

At an election held May 9, 2015, voters authorized a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended September 30, 2025, the District levied an ad valorem maintenance tax at the rate of \$0.3600 per \$100 of assessed valuation, which resulted in a tax levy of \$2,211,579 on the taxable valuation of \$614,327,613 for the 2024 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Note 7. Regional Water Authority

The District is within the boundaries of the West Harris County Regional Water Authority (Authority), which was created by the Texas Legislature. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of September 30, 2025, the Authority was billing the District \$3.95 per 1,000 gallons of water pumped from its wells. This amount is subject to future adjustments.

Note 8. 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. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts in the past three fiscal years.

Note 9. Contingencies

Developers of the District are constructing water, sewer, drainage, paving and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs plus interest from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District's engineer has stated that current construction contract amounts are approximately \$2,360,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Required Supplementary Information

**Harris County Municipal Utility District No. 536
 Budgetary Comparison Schedule – General Fund
 Year Ended September 30, 2025**

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property taxes	\$ 2,161,700	\$ 2,235,101	\$ 73,401
Water service	1,387,700	1,403,646	15,946
Sewer service	959,900	951,745	(8,155)
Regional water fee	820,300	821,527	1,227
Tap connection and inspection fees	62,900	1,017,466	954,566
Penalty and interest	140,000	155,393	15,393
Investment income	304,120	348,216	44,096
Sale of capacity	-	210,000	210,000
Other income	2,900	13,566	10,666
Total Revenues	<u>5,839,520</u>	<u>7,156,660</u>	<u>1,317,140</u>
Expenditures			
Service operations			
Regional water fee	884,200	886,191	(1,991)
Professional fees	195,100	143,197	51,903
Contracted services	762,000	739,572	22,428
Utilities	171,800	151,140	20,660
Repairs and maintenance	934,808	1,021,269	(86,461)
Other expenditures	128,150	155,151	(27,001)
Tap connections	-	76,163	(76,163)
Capital outlay	50,000	132,678	(82,678)
Total Expenditures	<u>3,126,058</u>	<u>3,305,361</u>	<u>(179,303)</u>
Excess of Revenues Over Expenditures	2,713,462	3,851,299	1,137,837
Other Financing Sources			
Insurance proceeds	-	44,857	44,857
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	2,713,462	3,896,156	1,182,694
Fund Balance, Beginning of Year	<u>5,789,377</u>	<u>5,789,377</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 8,502,839</u>	<u>\$ 9,685,533</u>	<u>\$ 1,182,694</u>

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2025.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Supplementary Information

**Harris County Municipal Utility District No. 536
Other Schedules Included Within This Report
September 30, 2025**

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 11–22
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedules of Long-Term Debt Service Requirements by Years
- [X] Changes in Long-Term Bonded Debt
- [X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund –
Five Years
- [X] Board Members, Key Personnel, and Consultants

Harris County Municipal Utility District No. 536
Schedule of Services and Rates
Year Ended September 30, 2025

1. Services provided by the District

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

2. Retail service providers

a. Retail rates for a 5/8" meter (or equivalent):

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate Per 1,000 Gallons Over Minimum</u>	<u>Usage Levels</u>
Water:	\$ 50.00	10,000	N	\$ 1.50 \$ 2.00 \$ 2.50	10,001 to 15,000 15,001 to 30,000 30,001 to No Limit
Wastewater:	\$ 36.34	-	Y		
Regional water fee:	\$ 3.95	-	N	\$ 3.95	1 to No Limit

Does the District employ winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage (including fees): Water \$ 89.50 Wastewater \$ 36.34

b. Water and wastewater retail connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC*</u>
Unmetered	-	-	x1.0	-
≤ 3/4"	2,077	2,050	x1.0	2,050
1"	37	37	x2.5	93
1 1/2"	3	3	x5.0	15
2"	36	33	x8.0	264
3"	2	2	x15.0	30
4"	-	-	x25.0	-
6"	4	4	x50.0	200
8"	3	3	x80.0	240
10"	-	-	x115.0	-
Total water	2,162	2,132		2,892
Total wastewater	2,093	2,064	x1.0	2,064

3. Total water consumption (in thousands) during the fiscal year

Gallons pumped into the system:	<u>218,394</u>
Gallons billed to customers:	<u>212,329</u>
Water accountability ratio (gallons billed/gallons pumped):	<u>97.22%</u>

*"ESFC" means equivalent single-family connections

Harris County Municipal Utility District No. 536
Schedule of General Fund Expenditures
Year Ended September 30, 2025

Personnel (including benefits)		\$	-
Professional Fees			
Auditing	\$	23,500	
Legal		83,913	
Engineering		35,784	
Financial advisor		-	143,197
		<u> -</u>	
Purchased Services for Resale			
Bulk water and wastewater service purchases			-
Regional Water Fee			886,191
Contracted Services			
Bookkeeping		75,302	
General manager		-	
Appraisal district		-	
Tax collector		-	
Security		-	
Other contracted services		252,504	327,806
		<u> -</u>	
Utilities			151,140
Repairs and Maintenance			1,021,269
Administrative Expenditures			
Directors' fees		13,039	
Office supplies		23,681	
Insurance		42,559	
Other administrative expenditures		75,872	155,151
		<u> -</u>	
Capital Outlay			
Capitalized assets		132,678	
Expenditures not capitalized		-	132,678
		<u> -</u>	
Tap Connection Expenditures			76,163
Solid Waste Disposal			411,766
Parks and Recreation			-
Other Expenditures			-
			<u> -</u>
Total Expenditures			<u><u>\$ 3,305,361</u></u>

Harris County Municipal Utility District No. 536
Schedule of Temporary Investments
September 30, 2025

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Face Amount</u>	<u>Accrued Interest Receivable</u>
General Fund				
Certificates of Deposit				
No. 3031001039	4.18%	07/15/26	\$ 235,000	\$ 2,072
No. 9130001230090	4.50%	02/18/26	235,000	6,577
No. 12544	4.25%	05/28/26	235,000	3,420
No. 4207825	4.00%	03/17/26	235,000	5,073
No. 200000005333	4.18%	02/05/26	235,000	1,400
No. 108612	4.05%	11/07/25	235,000	6,051
No. 6000057072	4.25%	01/17/26	235,000	5,226
No. 9009005666	4.05%	03/15/26	235,000	4,276
No. 6550123119	4.25%	11/27/25	235,000	8,400
Texas CLASS	4.26%	Demand	<u>7,296,851</u>	<u>-</u>
			<u>9,411,851</u>	<u>42,495</u>
Debt Service Fund				
Certificates of Deposit				
No. 609110	4.18%	08/11/26	235,000	1,346
No. 91300012296355	4.50%	02/03/26	235,000	6,953
No. 6000061868	4.25%	01/27/26	235,000	6,567
No. 9009005486	4.20%	02/01/26	235,000	6,490
No. 6550142830	4.15%	02/10/26	235,000	6,199
Texas CLASS	4.26%	Demand	632,095	-
Texas CLASS	4.26%	Demand	<u>2,075,142</u>	<u>-</u>
			<u>3,882,237</u>	<u>27,555</u>
Capital Projects Fund				
Texas CLASS	4.26%	Demand	5,226	-
Texas CLASS	4.26%	Demand	19,302	-
Texas CLASS	4.26%	Demand	<u>28,348</u>	<u>-</u>
			<u>52,876</u>	<u>-</u>
Totals			<u><u>\$ 13,346,964</u></u>	<u><u>\$ 70,050</u></u>

Harris County Municipal Utility District No. 536
Analysis of Taxes Levied and Receivable
Year Ended September 30, 2025

	<u>Maintenance Taxes</u>	<u>Road Taxes</u>	<u>Debt Service Taxes</u>
Receivable, Beginning of Year	\$ 23,662	\$ 18,879	\$ 42,129
Additions and corrections to prior years' taxes	<u>15,160</u>	<u>11,960</u>	<u>27,558</u>
Adjusted Receivable, Beginning of Year	<u>38,822</u>	<u>30,839</u>	<u>69,687</u>
2024 Original Tax Levy	2,118,661	1,721,412	4,104,906
Additions and corrections	<u>92,918</u>	<u>75,496</u>	<u>180,029</u>
Adjusted tax levy	<u>2,211,579</u>	<u>1,796,908</u>	<u>4,284,935</u>
Total to Be Accounted For	2,250,401	1,827,747	4,354,622
Tax collections: Current year	(2,200,740)	(1,788,102)	(4,263,934)
Prior years	<u>(34,361)</u>	<u>(27,213)</u>	<u>(61,996)</u>
Receivable, End of Year	<u>\$ 15,300</u>	<u>\$ 12,432</u>	<u>\$ 28,692</u>
Receivable, by Years			
2024	\$ 10,839	\$ 8,806	\$ 21,001
2023	2,215	1,749	4,022
2022	2,029	1,674	3,399
2021	211	197	264
2019	<u>6</u>	<u>6</u>	<u>6</u>
Receivable, End of Year	<u>\$ 15,300</u>	<u>\$ 12,432</u>	<u>\$ 28,692</u>

Harris County Municipal Utility District No. 536
Analysis of Taxes Levied and Receivable
Year Ended September 30, 2025

(Continued)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Property Valuations				
Land	\$ 137,292,644	\$ 116,094,283	\$ 98,625,103	\$ 74,962,701
Improvements	504,220,826	497,149,185	418,765,740	242,811,699
Personal property	9,472,822	7,454,648	6,562,835	3,080,389
Exemptions	<u>(36,658,679)</u>	<u>(59,418,011)</u>	<u>(40,416,438)</u>	<u>(10,048,068)</u>
Total Property Valuations	<u>\$ 614,327,613</u>	<u>\$ 561,280,105</u>	<u>\$ 483,537,240</u>	<u>\$ 310,806,721</u>
Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.6975	\$ 0.6900	\$ 0.6700	\$ 0.5900
Road tax rates	0.2925	0.3000	0.3300	0.4400
Maintenance tax rates*	<u>0.3600</u>	<u>0.3800</u>	<u>0.4000</u>	<u>0.4700</u>
Total Tax Rates per \$100 Valuation	<u>\$ 1.3500</u>	<u>\$ 1.3700</u>	<u>\$ 1.4000</u>	<u>\$ 1.5000</u>
Tax Levy	<u>\$ 8,293,422</u>	<u>\$ 7,689,538</u>	<u>\$ 6,769,521</u>	<u>\$ 4,662,097</u>
Percent of Taxes Collected to Taxes Levied**	<u>99%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

*Maximum tax rate approved by voters: \$1.50 on May 9, 2015

**Calculated as taxes collected for a tax year divided by taxes levied for that tax year

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

<u>Due During Fiscal Years</u> <u>Ending September 30</u>	<u>Series 2018</u>		<u>Total</u>
	<u>Principal</u> <u>Due</u> <u>September 1</u>	<u>Interest Due</u> <u>March 1,</u> <u>September 1</u>	
2026	\$ 265,000	\$ 293,938	\$ 558,938
2027	280,000	285,324	565,324
2028	290,000	275,875	565,875
2029	305,000	265,725	570,725
2030	320,000	255,050	575,050
2031	340,000	243,450	583,450
2032	355,000	230,700	585,700
2033	375,000	216,944	591,944
2034	390,000	201,944	591,944
2035	410,000	186,344	596,344
2036	430,000	169,943	599,943
2037	455,000	152,744	607,744
2038	475,000	134,544	609,544
2039	500,000	115,544	615,544
2040	525,000	94,918	619,918
2041	550,000	73,263	623,263
2042	580,000	50,575	630,575
2043	610,000	25,925	635,925
Totals	<u>\$ 7,455,000</u>	<u>\$ 3,272,750</u>	<u>\$ 10,727,750</u>

Harris County Municipal Utility District No. 536
 Schedule of Long-Term Debt Service Requirements by Years
 September 30, 2025

(Continued)

Due During Fiscal Years Ending September 30	Road Series 2018A		Total
	Principal Due September 1	Interest Due March 1, September 1	
2026	\$ 120,000	\$ 142,080	\$ 262,080
2027	125,000	137,760	262,760
2028	135,000	133,135	268,135
2029	140,000	128,005	268,005
2030	145,000	122,405	267,405
2031	155,000	116,605	271,605
2032	160,000	110,405	270,405
2033	170,000	104,005	274,005
2034	180,000	97,035	277,035
2035	185,000	89,655	274,655
2036	195,000	82,070	277,070
2037	205,000	73,880	278,880
2038	215,000	65,270	280,270
2039	225,000	56,025	281,025
2040	240,000	46,350	286,350
2041	250,000	35,550	285,550
2042	265,000	24,300	289,300
2043	275,000	12,375	287,375
Totals	\$ 3,385,000	\$ 1,576,910	\$ 4,961,910

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2019</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 155,000	\$ 83,537	\$ 238,537
2027	155,000	80,438	235,438
2028	155,000	77,337	232,337
2029	155,000	74,238	229,238
2030	155,000	71,137	226,137
2031	155,000	67,844	222,844
2032	155,000	64,550	219,550
2033	155,000	61,062	216,062
2034	155,000	57,575	212,575
2035	155,000	53,700	208,700
2036	155,000	49,825	204,825
2037	155,000	45,950	200,950
2038	155,000	42,075	197,075
2039	155,000	37,813	192,813
2040	155,000	33,550	188,550
2041	155,000	29,287	184,287
2042	155,000	25,025	180,025
2043	155,000	20,763	175,763
2044	600,000	16,500	616,500
Totals	<u>\$ 3,390,000</u>	<u>\$ 992,206</u>	<u>\$ 4,382,206</u>

Harris County Municipal Utility District No. 536
 Schedule of Long-Term Debt Service Requirements by Years
 September 30, 2025

(Continued)

Due During Fiscal Years Ending September 30	Road Series 2019A		Total
	Principal Due September 1	Interest Due March 1, September 1	
2026	\$ 165,000	\$ 79,513	\$ 244,513
2027	165,000	76,212	241,212
2028	165,000	72,913	237,913
2029	165,000	69,611	234,611
2030	165,000	66,106	231,106
2031	165,000	62,394	227,394
2032	165,000	58,681	223,681
2033	165,000	54,969	219,969
2034	165,000	51,050	216,050
2035	165,000	46,925	211,925
2036	165,000	42,800	207,800
2037	170,000	38,675	208,675
2038	170,000	34,213	204,213
2039	170,000	29,750	199,750
2040	170,000	25,075	195,075
2041	170,000	20,400	190,400
2042	170,000	15,300	185,300
2043	170,000	10,200	180,200
2044	170,000	5,100	175,100
Totals	\$ 3,175,000	\$ 859,887	\$ 4,034,887

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years</u> <u>Ending September 30</u>	<u>Series 2020</u>		<u>Total</u>
	<u>Principal</u> <u>Due</u> <u>September 1</u>	<u>Interest Due</u> <u>March 1,</u> <u>September 1</u>	
2026	\$ 225,000	\$ 93,093	\$ 318,093
2027	225,000	88,594	313,594
2028	225,000	84,094	309,094
2029	225,000	79,594	304,594
2030	225,000	75,093	300,093
2031	225,000	70,594	295,594
2032	225,000	66,094	291,094
2033	225,000	61,594	286,594
2034	225,000	57,093	282,093
2035	225,000	52,594	277,594
2036	225,000	48,094	273,094
2037	225,000	43,594	268,594
2038	225,000	39,093	264,093
2039	225,000	34,594	259,594
2040	225,000	29,813	254,813
2041	225,000	25,031	250,031
2042	225,000	20,250	245,250
2043	225,000	15,187	240,187
2044	225,000	10,125	235,125
2045	225,000	5,063	230,063
Totals	<u>\$ 4,500,000</u>	<u>\$ 999,281</u>	<u>\$ 5,499,281</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years</u> <u>Ending September 30</u>	<u>Road Series 2020A</u>		<u>Total</u>
	<u>Principal</u> <u>Due</u> <u>September 1</u>	<u>Interest Due</u> <u>March 1,</u> <u>September 1</u>	
2026	\$ 175,000	\$ 76,563	\$ 251,563
2027	175,000	69,563	244,563
2028	175,000	66,062	241,062
2029	175,000	62,563	237,563
2030	175,000	59,063	234,063
2031	175,000	55,563	230,563
2032	175,000	52,063	227,063
2033	175,000	48,563	223,563
2034	175,000	45,062	220,062
2035	175,000	41,563	216,563
2036	175,000	38,062	213,062
2037	175,000	34,562	209,562
2038	175,000	30,844	205,844
2039	175,000	27,125	202,125
2040	175,000	23,406	198,406
2041	175,000	19,687	194,687
2042	175,000	15,750	190,750
2043	175,000	11,812	186,812
2044	175,000	7,875	182,875
2045	175,000	3,937	178,937
Totals	<u>\$ 3,500,000</u>	<u>\$ 789,688</u>	<u>\$ 4,289,688</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2021</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 210,000	\$ 158,212	\$ 368,212
2027	220,000	148,762	368,762
2028	230,000	138,862	368,862
2029	235,000	134,263	369,263
2030	245,000	129,562	374,562
2031	255,000	124,662	379,662
2032	265,000	119,562	384,562
2033	275,000	114,262	389,262
2034	290,000	108,762	398,762
2035	300,000	102,962	402,962
2036	310,000	96,962	406,962
2037	325,000	90,376	415,376
2038	340,000	83,468	423,468
2039	350,000	75,820	425,820
2040	365,000	67,944	432,944
2041	380,000	59,732	439,732
2042	395,000	50,706	445,706
2043	410,000	41,326	451,326
2044	425,000	31,588	456,588
2045	445,000	21,494	466,494
2046	460,000	10,926	470,926
Totals	<u>\$ 6,730,000</u>	<u>\$ 1,910,213</u>	<u>\$ 8,640,213</u>

**Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025**

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Road Series 2021A</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 215,000	\$ 180,282	\$ 395,282
2027	225,000	170,606	395,606
2028	235,000	160,482	395,482
2029	245,000	155,782	400,782
2030	250,000	150,882	400,882
2031	265,000	145,882	410,882
2032	275,000	140,582	415,582
2033	285,000	134,738	419,738
2034	295,000	128,324	423,324
2035	305,000	121,688	426,688
2036	320,000	114,444	434,444
2037	330,000	106,444	436,444
2038	345,000	97,780	442,780
2039	360,000	88,724	448,724
2040	375,000	79,274	454,274
2041	390,000	69,432	459,432
2042	405,000	59,194	464,194
2043	420,000	48,562	468,562
2044	435,000	37,538	472,538
2045	455,000	25,574	480,574
2046	475,000	13,062	488,062
Totals	<u>\$ 6,905,000</u>	<u>\$ 2,229,276</u>	<u>\$ 9,134,276</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2022</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 230,000	\$ 330,468	\$ 560,468
2027	240,000	317,818	557,818
2028	250,000	304,618	554,618
2029	265,000	290,868	555,868
2030	275,000	282,918	557,918
2031	285,000	274,668	559,668
2032	300,000	265,406	565,406
2033	315,000	255,656	570,656
2034	330,000	245,026	575,026
2035	345,000	233,476	578,476
2036	360,000	221,400	581,400
2037	375,000	207,000	582,000
2038	390,000	192,000	582,000
2039	410,000	176,400	586,400
2040	425,000	160,000	585,000
2041	445,000	143,000	588,000
2042	465,000	125,200	590,200
2043	490,000	106,600	596,600
2044	510,000	87,000	597,000
2045	530,000	66,600	596,600
2046	555,000	45,400	600,400
2047	580,000	23,200	603,200
Totals	<u>\$ 8,370,000</u>	<u>\$ 4,354,722</u>	<u>\$ 12,724,722</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Road Series 2022A</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 190,000	\$ 236,350	\$ 426,350
2027	190,000	226,850	416,850
2028	190,000	217,350	407,350
2029	190,000	207,850	397,850
2030	190,000	200,250	390,250
2031	190,000	192,650	382,650
2032	190,000	185,050	375,050
2033	190,000	177,450	367,450
2034	190,000	169,850	359,850
2035	190,000	162,250	352,250
2036	190,000	154,650	344,650
2037	190,000	147,050	337,050
2038	190,000	139,450	329,450
2039	190,000	131,375	321,375
2040	190,000	123,300	313,300
2041	190,000	114,750	304,750
2042	190,000	106,200	296,200
2043	190,000	97,650	287,650
2044	480,000	89,100	569,100
2045	500,000	67,500	567,500
2046	500,000	45,000	545,000
2047	500,000	22,500	522,500
Totals	<u>\$ 5,400,000</u>	<u>\$ 3,214,425</u>	<u>\$ 8,614,425</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2023</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 650,000	\$ 792,500	\$ 1,442,500
2027	650,000	753,500	1,403,500
2028	650,000	714,500	1,364,500
2029	650,000	675,500	1,325,500
2030	650,000	633,250	1,283,250
2031	480,000	600,750	1,080,750
2032	505,000	581,550	1,086,550
2033	535,000	561,350	1,096,350
2034	560,000	539,950	1,099,950
2035	595,000	517,550	1,112,550
2036	625,000	493,750	1,118,750
2037	660,000	468,750	1,128,750
2038	695,000	441,525	1,136,525
2039	735,000	412,856	1,147,856
2040	775,000	381,618	1,156,618
2041	820,000	348,681	1,168,681
2042	865,000	313,831	1,178,831
2043	910,000	275,988	1,185,988
2044	960,000	236,175	1,196,175
2045	1,015,000	194,175	1,209,175
2046	1,070,000	148,500	1,218,500
2047	1,130,000	100,350	1,230,350
2048	1,100,000	49,500	1,149,500
Totals	<u>\$ 17,285,000</u>	<u>\$ 10,236,099</u>	<u>\$ 27,521,099</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years</u> <u>Ending September 30</u>	<u>Series 2024</u>		<u>Total</u>
	<u>Principal</u> <u>Due</u> <u>September 1</u>	<u>Interest Due</u> <u>March 1,</u> <u>September 1</u>	
2026	\$ 145,000	\$ 256,438	\$ 401,438
2027	155,000	250,637	405,637
2028	160,000	244,438	404,438
2029	170,000	238,037	408,037
2030	180,000	231,237	411,237
2031	185,000	224,037	409,037
2032	195,000	216,638	411,638
2033	205,000	210,300	415,300
2034	215,000	203,125	418,125
2035	225,000	195,600	420,600
2036	240,000	186,600	426,600
2037	250,000	177,000	427,000
2038	260,000	167,000	427,000
2039	275,000	156,600	431,600
2040	290,000	145,600	435,600
2041	305,000	134,000	439,000
2042	320,000	121,800	441,800
2043	335,000	109,000	444,000
2044	350,000	95,600	445,600
2045	370,000	81,600	451,600
2046	390,000	66,800	456,800
2047	405,000	51,200	456,200
2048	425,000	35,000	460,000
2049	450,000	18,000	468,000
Totals	<u>\$ 6,500,000</u>	<u>\$ 3,816,287</u>	<u>\$ 10,316,287</u>

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years Ending September 30</u>	<u>Road Series 2025</u>		<u>Total</u>
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	
2026	\$ 750,000	\$ 180,394	\$ 930,394
2027	80,000	142,894	222,894
2028	80,000	137,694	217,694
2029	85,000	132,493	217,493
2030	90,000	126,969	216,969
2031	95,000	122,469	217,469
2032	100,000	117,719	217,719
2033	100,000	113,718	213,718
2034	105,000	109,719	214,719
2035	110,000	105,519	215,519
2036	115,000	101,119	216,119
2037	120,000	96,518	216,518
2038	125,000	91,719	216,719
2039	130,000	86,719	216,719
2040	140,000	81,519	221,519
2041	145,000	75,918	220,918
2042	150,000	70,119	220,119
2043	160,000	63,931	223,931
2044	165,000	57,331	222,331
2045	170,000	50,319	220,319
2046	180,000	43,094	223,094
2047	190,000	35,219	225,219
2048	195,000	26,906	221,906
2049	205,000	18,375	223,375
2050	215,000	9,406	224,406
Totals	<u>\$ 4,000,000</u>	<u>\$ 2,197,800</u>	<u>\$ 6,197,800</u>

Harris County Municipal Utility District No. 536
 Schedule of Long-Term Debt Service Requirements by Years
 September 30, 2025

(Continued)

Due During Fiscal Years Ending September 30	Series 2025A		Total
	Principal Due September 1	Interest Due March 1, September 1	
2026	\$ 600,000	\$ 283,486	\$ 883,486
2027	200,000	262,937	462,937
2028	200,000	249,938	449,938
2029	200,000	236,938	436,938
2030	200,000	223,937	423,937
2031	200,000	210,938	410,938
2032	200,000	197,937	397,937
2033	200,000	184,938	384,938
2034	200,000	171,937	371,937
2035	200,000	159,438	359,438
2036	200,000	151,437	351,437
2037	200,000	143,438	343,438
2038	200,000	135,437	335,437
2039	200,000	127,438	327,438
2040	200,000	119,437	319,437
2041	200,000	111,438	311,438
2042	200,000	103,437	303,437
2043	200,000	95,438	295,438
2044	200,000	87,437	287,437
2045	200,000	79,438	279,438
2046	200,000	71,437	271,437
2047	350,000	63,438	413,438
2048	350,000	49,437	399,437
2049	350,000	35,000	385,000
2050	350,000	17,500	367,500
Totals	\$ 6,000,000	\$ 3,573,611	\$ 9,573,611

Harris County Municipal Utility District No. 536
Schedule of Long-Term Debt Service Requirements by Years
September 30, 2025

(Continued)

<u>Due During Fiscal Years</u> <u>Ending September 30</u>	<u>Annual Requirements For All Series</u>		
	<u>Total</u> <u>Principal</u> <u>Due</u>	<u>Total</u> <u>Interest</u> <u>Due</u>	<u>Total</u> <u>Principal and</u> <u>Interest Due</u>
2026	\$ 4,095,000	\$ 3,186,854	\$ 7,281,854
2027	3,085,000	3,011,895	6,096,895
2028	3,140,000	2,877,298	6,017,298
2029	3,205,000	2,751,467	5,956,467
2030	3,265,000	2,627,859	5,892,859
2031	3,170,000	2,512,506	5,682,506
2032	3,265,000	2,406,937	5,671,937
2033	3,370,000	2,299,549	5,669,549
2034	3,475,000	2,186,452	5,661,452
2035	3,585,000	2,069,264	5,654,264
2036	3,705,000	1,951,156	5,656,156
2037	3,835,000	1,825,981	5,660,981
2038	3,960,000	1,694,418	5,654,418
2039	4,100,000	1,556,783	5,656,783
2040	4,250,000	1,411,804	5,661,804
2041	4,400,000	1,260,169	5,660,169
2042	4,560,000	1,101,687	5,661,687
2043	4,725,000	934,757	5,659,757
2044	4,695,000	761,369	5,456,369
2045	4,085,000	595,700	4,680,700
2046	3,830,000	444,219	4,274,219
2047	3,155,000	295,907	3,450,907
2048	2,070,000	160,843	2,230,843
2049	1,005,000	71,375	1,076,375
2050	565,000	26,906	591,906
Totals	<u>\$ 86,595,000</u>	<u>\$ 40,023,155</u>	<u>\$ 126,618,155</u>

Harris County Municipal Utility District No. 536
Changes in Long-Term Bonded Debt
Year Ended September 30, 2025

	Bond			
	Series 2018	Road Series 2018A	Series 2019	Road Series 2019A
Interest rates	3.125% to 4.250%	3.50% to 4.50%	2.00% to 3.00%	2.00% to 4.00%
Dates interest payable	March 1/ September 1	March 1/ September 1	March 1/ September 1	March 1/ September 1
Maturity dates	September 1, 2026/2043	September 1, 2026/2043	September 1, 2026/2044	September 1, 2026/2044
Bonds outstanding, beginning of current year	\$ 7,710,000	\$ 3,500,000	\$ 3,545,000	\$ 3,340,000
Bonds sold during current year	-	-	-	-
Retirements, principal	<u>255,000</u>	<u>115,000</u>	<u>155,000</u>	<u>165,000</u>
Bonds outstanding, end of current year	<u>\$ 7,455,000</u>	<u>\$ 3,385,000</u>	<u>\$ 3,390,000</u>	<u>\$ 3,175,000</u>
Interest paid during current year	<u>\$ 301,906</u>	<u>\$ 146,105</u>	<u>\$ 88,188</u>	<u>\$ 86,112</u>

Paying agent's name and address

Series 2018	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2018A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2019	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2019A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2020	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2020A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2021	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2021A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2022	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2022A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2023	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas

Bond authority

	Tax Bonds	Other Bonds	Refunding Bonds
Amount authorized by voters	<u>\$ 125,000,000</u>	<u>\$ 114,000,000</u>	<u>\$ 239,000,000</u>
Amount issued	<u>\$ 66,940,000</u>	<u>\$ 29,630,000</u>	<u>\$ -</u>
Remaining to be issued	<u>\$ 58,060,000</u>	<u>\$ 84,370,000</u>	<u>\$ 239,000,000</u>
Debt service fund cash and temporary investment balances as of September 30, 2025:			<u>\$ 3,981,306</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:			<u>\$ 5,064,726</u>

Issues

Series 2020	Road Series 2020A	Series 2021	Road Series 2021A	Series 2022	Road Series 2022A	Series 2023
2.00% to 2.25%	2.00% to 4.00%	2.00% to 4.50%	2.00% to 4.50%	3.00% to 5.50%	4.00% to 5.00%	4.00% to 6.50%
March 1/ September 1						
September 1, 2026/2045	September 1, 2026/2045	September 1, 2026/2046	September 1, 2026/2046	September 1, 2026/2047	September 1, 2026/2047	September 1, 2026/2048
\$ 4,725,000	\$ 3,675,000	\$ 6,935,000	\$ 7,110,000	\$ 8,590,000	\$ 5,590,000	\$ 18,035,000
-	-	-	-	-	-	-
225,000	175,000	205,000	205,000	220,000	190,000	750,000
<u>\$ 4,500,000</u>	<u>\$ 3,500,000</u>	<u>\$ 6,730,000</u>	<u>\$ 6,905,000</u>	<u>\$ 8,370,000</u>	<u>\$ 5,400,000</u>	<u>\$ 17,285,000</u>
<u>\$ 97,594</u>	<u>\$ 83,563</u>	<u>\$ 167,437</u>	<u>\$ 189,506</u>	<u>\$ 342,569</u>	<u>\$ 243,950</u>	<u>\$ 837,500</u>

Harris County Municipal Utility District No. 536
Changes in Long-Term Bonded Debt
Year Ended September 30, 2025

(Continued)

	Bond Issues			Totals
	Series 2024	Road Series 2025	Series 2025A	
Interest rates	3.25% to 4.00%	4.00% to 6.50%	4.00% to 6.50%	
Dates interest payable	March 1/ September 1	March 1/ September 1	March 1/ September 1	
Maturity dates	September 1, 2026/2049	September 1, 2026/2050	September 1, 2026/2050	
Bonds outstanding, beginning of current year	\$ -	\$ -	\$ -	\$ 72,755,000
Bonds sold during current year	7,000,000	4,000,000	6,000,000	17,000,000
Retirements, principal	<u>500,000</u>	<u>-</u>	<u>-</u>	<u>3,160,000</u>
Bonds outstanding, end of current year	<u>\$ 6,500,000</u>	<u>\$ 4,000,000</u>	<u>\$ 6,000,000</u>	<u>\$ 86,595,000</u>
Interest paid during current year	<u>\$ 237,276</u>	<u>\$ 64,641</u>	<u>\$ -</u>	<u>\$ 2,886,347</u>
Paying agent's name and address				
Series 2024	- <u>The Bank of New York Mellon Trust Company, N.A., Houston, Texas</u>			
Series 2025	- <u>The Bank of New York Mellon Trust Company, N.A., Houston, Texas</u>			
Series 2025A	- <u>The Bank of New York Mellon Trust Company, N.A., Houston, Texas</u>			

Harris County Municipal Utility District No. 536
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended September 30,

	Amounts				
	2025	2024	2023	2022	2021
General Fund					
Revenues					
Property taxes	\$ 2,235,101	\$ 2,123,668	\$ 1,937,160	\$ 1,444,839	\$ 922,262
Water service	1,403,646	1,317,700	1,326,112	1,292,573	988,531
Sewer service	951,745	908,947	873,764	818,429	673,352
Regional water fee	821,527	787,399	835,172	743,899	550,596
Tap connection and inspection fees	1,017,466	680,744	160,446	267,283	748,423
Penalty and interest	155,393	155,292	123,021	125,484	79,597
Investment income	348,216	400,700	384,602	31,879	5,982
Sale of capacity	210,000	-	360,000	2,250,000	-
Other income	13,566	17,614	11,508	4,070	470,093
Total Revenues	7,156,660	6,392,064	6,011,785	6,978,456	4,438,836
Expenditures					
Service operations					
Regional water fee	886,191	844,328	948,088	902,626	529,635
Professional fees	143,197	211,223	193,842	145,070	135,778
Contracted services	739,572	712,665	652,119	551,168	538,543
Utilities	151,140	165,785	146,046	104,892	76,382
Repairs and maintenance	1,021,269	804,049	676,038	831,815	950,778
Other expenditures	155,151	128,892	119,601	100,834	109,655
Tap connections	76,163	232,140	52,125	84,994	294,304
Capital outlay	132,678	6,862,743	46,630	670,781	14,056
Debt service					
Lease payments	-	137,850	275,700	148,661	176,076
Debt issuance costs	-	1,077	9,126	1,063	-
Total Expenditures	3,305,361	10,100,752	3,119,315	3,541,904	2,825,207
Excess (Deficiency) of Revenues Over Expenditures	3,851,299	(3,708,688)	2,892,470	3,436,552	1,613,629
Other Financing Sources (Uses)					
Insurance proceeds	44,857	-	-	-	258,285
Interfund transfers out	-	-	-	(5,472)	-
Total Other Financing Sources (Uses)	44,857	-	-	(5,472)	258,285
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	3,896,156	(3,708,688)	2,892,470	3,431,080	1,871,914
Fund Balance, Beginning of Year	5,789,377	9,498,065	6,605,595	3,174,515	1,302,601
Fund Balance, End of Year	\$ 9,685,533	\$ 5,789,377	\$ 9,498,065	\$ 6,605,595	\$ 3,174,515
Total Active Retail Water Connections	2,132	2,118	2,128	2,072	1,916
Total Active Retail Wastewater Connections	2,064	2,057	2,063	2,014	1,856

Percent of Fund Total Revenues

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
31.2 %	33.2 %	32.2 %	20.7 %	20.7 %
19.6	20.6	22.1	18.5	22.3
13.3	14.2	14.5	11.7	15.2
11.5	12.3	13.9	10.7	12.4
14.2	10.7	2.7	3.8	16.9
2.2	2.4	2.0	1.8	1.8
4.9	6.3	6.4	0.5	0.1
2.9	-	6.0	32.2	-
0.2	0.3	0.2	0.1	10.6
100.0	100.0	100.0	100.0	100.0
12.4	13.2	15.8	12.9	11.9
2.0	3.3	3.2	2.1	3.1
10.3	11.1	10.8	7.9	12.1
2.1	2.6	2.4	1.5	1.7
14.3	12.6	11.2	11.9	21.4
2.2	2.0	2.0	1.5	2.5
1.1	3.6	0.9	1.2	6.6
1.8	107.4	0.8	9.6	0.3
-	2.2	4.6	2.1	4.0
-	0.0	0.2	0.0	-
46.2	158.0	51.9	50.7	63.6
53.8 %	(58.0) %	48.1 %	49.3 %	36.4 %

Harris County Municipal Utility District No. 536
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended September 30,

	Amounts				
	2025	2024	2023	2022	2021
Debt Service Fund					
Revenues					
Property taxes	\$ 6,141,245	\$ 5,531,242	\$ 4,837,052	\$ 3,165,398	\$ 1,844,525
Penalty and interest	128,229	52,225	61,953	29,385	33,282
Investment income	282,333	304,369	207,223	23,268	5,557
Other income	269	-	-	-	-
Total Revenues	<u>6,552,076</u>	<u>5,887,836</u>	<u>5,106,228</u>	<u>3,218,051</u>	<u>1,883,364</u>
Expenditures					
Current					
Professional fees	30,656	18,214	23,957	10,147	9,254
Contracted services	107,413	77,741	63,840	58,576	40,223
Other expenditures	66,718	7,148	11,477	9,544	14,756
Debt service					
Principal retirement	3,160,000	2,615,000	1,635,000	1,365,000	720,000
Interest and fees	2,898,347	2,649,597	1,832,342	1,240,108	918,172
Total Expenditures	<u>6,263,134</u>	<u>5,367,700</u>	<u>3,566,616</u>	<u>2,683,375</u>	<u>1,702,405</u>
Excess of Revenues Over Expenditures	288,942	520,136	1,539,612	534,676	180,959
Fund Balance, Beginning of Year	<u>3,657,813</u>	<u>3,137,677</u>	<u>1,598,065</u>	<u>1,063,389</u>	<u>882,430</u>
Fund Balance, End of Year	<u>\$ 3,946,755</u>	<u>\$ 3,657,813</u>	<u>\$ 3,137,677</u>	<u>\$ 1,598,065</u>	<u>\$ 1,063,389</u>

Percent of Fund Total Revenues

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
93.7 %	93.9 %	94.7 %	98.4 %	97.9 %
2.0	0.9	1.2	0.9	1.8
4.3	5.2	4.1	0.7	0.3
<u>0.0</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.5	0.3	0.5	0.3	0.5
1.7	1.3	1.2	1.8	2.1
1.0	0.1	0.2	0.3	0.8
48.2	44.4	32.0	42.4	38.2
<u>44.2</u>	<u>45.0</u>	<u>35.9</u>	<u>38.6</u>	<u>48.8</u>
<u>95.6</u>	<u>91.1</u>	<u>69.8</u>	<u>83.4</u>	<u>90.4</u>
<u>4.4 %</u>	<u>8.9 %</u>	<u>30.2 %</u>	<u>16.6 %</u>	<u>9.6 %</u>

**Harris County Municipal Utility District No. 536
Board Members, Key Personnel, and Consultants
Year Ended September 30, 2025**

Complete District mailing address:	Harris County Municipal Utility District No. 536 c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 2400 Houston, TX 77056
District business telephone number:	713.623.4531
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	June 14, 2022
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

<u>Board Members</u>	<u>Term of Office Elected & Expires</u>	<u>Fees*</u>	<u>Expense Reimbursements</u>	<u>Title at Year-End</u>
Joseph Forrester	Elected 05/22– 05/26	\$ 1,547	\$ 292	President
Alan M. Cantone	Elected 05/22– 05/26	1,547	205	Vice President
Kimberly Carroll	Elected 05/24– 05/28	1,989	311	Secretary
Rebecca Roberts Janik	Elected 05/24– 05/28	3,978	923	Assistant Secretary
Sylvia King	Elected 05/22– 05/26	3,978	1,985	Assistant Secretary

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

**Harris County Municipal Utility District No. 536
Board Members, Key Personnel, and Consultants
Year Ended September 30, 2025**

(Continued)

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Assessments of the Southwest, Inc.	09/17/15	\$ 28,297	Tax Assessor/ Collector
EHRA Engineering, Inc.	01/08/15	172,726	Engineer
Forvis Mazars, LLP	10/19/17	50,000	Auditor
Harris Central Appraisal District	Legislative Action	79,116	Appraiser
Masterson Advisors LLC	04/19/18	331,891	Financial Advisor
Municipal Accounts & Consulting, L.P.	01/08/15	91,538	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	01/21/16	30,656	Delinquent Tax Attorney
Schwartz, Page & Harding, L.L.P.	01/08/15	456,944 93,323	Bond Counsel General Counsel
Si Environmental, LLC	01/21/16	912,878	Operator
Investment Officers			
Mark M. Burton and Ghia Lewis	01/08/15	N/A	Bookkeepers

APPENDIX B

Specimen Municipal Bond Insurance Policy



MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

ASSURED GUARANTY INC. ("AG"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AG, 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 Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the 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 AG. 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 AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

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 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 AG 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 of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AG which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount 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 or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

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

To the fullest extent permitted by applicable law, AG 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 AG to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AG, 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, (a) 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 and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By _____
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)