

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 552
(Harris County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT
DATED: MARCH 9, 2026**

**\$3,000,000
UNLIMITED TAX BONDS
SERIES 2026**

**BIDS TO BE SUBMITTED BY: 9:00 A.M., CENTRAL TIME
MONDAY, APRIL 13, 2026**

**BONDS TO BE AWARDED AT: 10:00 A.M., CENTRAL TIME
MONDAY, APRIL 13, 2026**



Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED MARCH 9, 2026

This Preliminary Official Statement is subject to completion and amendment and is intended for the solicitation of initial bids to purchase the Bonds (herein defined). Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser (herein defined).

IN THE OPINION OF BOND COUNSEL (HEREIN DEFINED), UNDER EXISTING LAW AND ASSUMING CONTINUING COMPLIANCE WITH COVENANTS IN THE BOND ORDER, INTEREST ON THE BONDS WILL BE EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND IS NOT INCLUDED IN COMPUTING THE ALTERNATIVE MINIMUM TAXABLE INCOME OF INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "TAX MATTERS" FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

The Bonds will be designated "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – Qualified Tax-Exempt Obligations."

NEW ISSUE – Book Entry Only

**Rating: Moody's Investors Service, Inc. (Underlying) "Baa3"
See "MUNICIPAL BOND INSURANCE" and "RATING."**

\$3,000,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 552
(A political subdivision of the State of Texas located within Harris County)
UNLIMITED TAX BONDS, SERIES 2026

Dated: May 1, 2026

Interest Accrues from: Delivery Date

Due: September 1, as shown on the inside cover

The \$3,000,000 Unlimited Tax Bonds, Series 2026 (the "Bonds") are obligations of Harris County Municipal Utility District No. 552 (the "District") and are not obligations of the State of Texas; Harris County, Texas (the "County"); the City of Houston, Texas (the "City"); or any political subdivision or entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; the County; the City, nor any entity other than the District, is pledged to the payment of the principal of or the interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially, Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar"). The Bonds are dated May 1, 2026 (the "Dated Date"), and will accrue interest from the initial date of delivery (on or about May 13, 2026) (the "Delivery Date"), and be payable on September 1, 2026, and on each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date. The Bonds will be issued as fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

The Bonds will be registered 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 of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. 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 directly to DTC, which, in turn, will remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS – Book-Entry-Only System."

See "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIP NOS." on the inside cover.

The Bonds constitute the fifth series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring water, wastewater, and drainage facilities to serve the District (the "Utility System"). Voters in the District have authorized a total of \$78,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Utility System to serve the District; \$117,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$27,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system to serve the District (the "Road System"); \$40,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System; \$7,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring park and recreational facilities to serve the District (the "Park System"); and \$10,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Park System. Following the issuance of the Bonds, \$61,235,000 of authorized unlimited tax bonds for the Utility System will remain authorized and unissued. See "THE BONDS – Authority for Issuance."

The Bonds, when issued, will constitute valid and binding obligations of 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. See "THE BONDS – Source of Payment."

Investment in the Bonds is subject to special investment considerations as described herein. Prospective purchasers should review this entire Official Statement, including particularly the section of this Official Statement entitled "INVESTMENT CONSIDERATIONS," before making an investment decision.

The Bonds are offered, when, as and if issued by the District and accepted by the initial purchaser of the Bonds (the "Initial Purchaser"), subject, among other things, to the approval of the Attorney General of Texas and the approval of certain legal matters by Sanford Kuhl Hagan Kugle Parker Kahn LLP, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about May 13, 2026.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIP NOS.

\$3,000,000 Unlimited Tax Bonds, Series 2026

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. (b)
2027	\$ 70,000	___%	___%	___	2039 (c)	\$ 120,000	___%	___%	___
2028	75,000	___%	___%	___	2040 (c)	130,000	___%	___%	___
2029	80,000	___%	___%	___	2041 (c)	135,000	___%	___%	___
2030	80,000	___%	___%	___	2042 (c)	140,000	___%	___%	___
2031 (c)	85,000	___%	___%	___	2043 (c)	145,000	___%	___%	___
2032 (c)	90,000	___%	___%	___	2044 (c)	150,000	___%	___%	___
2033 (c)	95,000	___%	___%	___	2045 (c)	160,000	___%	___%	___
2034 (c)	100,000	___%	___%	___	2046 (c)	165,000	___%	___%	___
2035 (c)	105,000	___%	___%	___	2047 (c)	175,000	___%	___%	___
2036 (c)	105,000	___%	___%	___	2048 (c)	180,000	___%	___%	___
2037 (c)	110,000	___%	___%	___	2049 (c)	190,000	___%	___%	___
2038 (c)	115,000	___%	___%	___	2050 (c)	200,000	___%	___%	___

-
- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser (herein defined). Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- (c) Bonds maturing on September 1, 2031, and thereafter shall be subject to redemption and payment at the option of the District, in whole, or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption.

USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with United States Securities and Exchange Commission (the "SEC") Rule 15c2-12 of the Securities Exchange Act (the "Rule"), as amended, and in effect on the date of this Preliminary Official Statement, this document constitutes an "official statement" of the District with respect to the Bonds that has been deemed "final" by the District as of its date except for the omission of no more than information permitted by the Rule.

This document, when further supplemented by adding additional information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "final official statement" of the District with respect to the Bonds, as such term is defined in the Rule.

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

All of the summaries of the statutes, resolutions, 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 Bond Counsel (herein defined), for further information.

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 responsibility 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.

This Official Statement is not to be used in connection with 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.

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 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 information actually comes to its attention, other matters described in the Official Statement until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in "OFFICIAL STATEMENT - Updating of Official Statement."

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 any purpose.

TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT.....1	Issuance of Additional Debt..... 12
SALE AND DISTRIBUTION OF THE BONDS.....3	No Arbitrage..... 13
Award of the Bonds3	Consolidation and Dissolution 13
Prices and Marketability3	Defeasance 13
Securities Laws3	Legal Investment and Eligibility to Secure Public
MUNICIPAL BOND INSURANCE.....3	Funds in Texas..... 14
RATING3	Remedies in the Event of Default 14
OFFICIAL STATEMENT SUMMARY4	Use and Distribution of Bond Proceeds 15
SELECTED FINANCIAL INFORMATION8	THE DISTRICT 16
THE BONDS.....9	Authority..... 16
General.....9	Location..... 16
Book-Entry-Only System.....9	Management of the District..... 16
Successor Paying Agent/Registrar 11	Investment Policy 16
Registration, Transfer and Exchange..... 11	Consultants 17
Funds 11	DEVELOPMENT OF THE DISTRICT 17
Redemption Provisions..... 12	Status of Development within the District 17
Mutilated, Lost, Stolen or Destroyed Bonds..... 12	Homebuilder within the District 17
Authority for Issuance..... 12	DISTRICT MAP..... 18
Source of Payment..... 12	PHOTOGRAPHS TAKEN IN THE DISTRICT 19
Outstanding Bonds..... 12	PHOTOGRAPHS TAKEN IN THE DISTRICT 20

THE DEVELOPER	21	Approval of the Bonds.....	37
Role of the Developer.....	21	Continuing Compliance with Certain Covenants.....	38
The Developer	21	Environmental Regulations	38
Other Landowners.....	22	Changes in Tax Legislation.....	39
THE UTILITY SYSTEM	22	Bond Insurance Risk Factors.....	40
Regulation	22	Cybersecurity.....	40
Water Supply.....	22	LEGAL MATTERS	40
Wastewater Treatment.....	22	Legal Opinions.....	40
Storm Water Drainage.....	22	No-Litigation Certificate	41
100-Year Flood Plain.....	22	TAX MATTERS.....	41
Storm Water	22	Tax Accounting Treatment of Original Issue	
General Fund Operating Statement	23	Discount Bonds	42
DISTRICT DEBT	24	Qualified Tax-Exempt Obligations.....	42
General.....	24	CONTINUING DISCLOSURE OF INFORMATION	43
Estimated Debt Service Requirement Schedule.....	25	Annual Reports	43
Direct and Estimated Overlapping Debt Statement...26		Event Notices	43
Debt Ratios.....	26	Availability of Information from EMMA	44
TAXING PROCEDURES.....	27	Limitations and Amendments	44
Authority to Levy Taxes.....	27	Compliance with Prior Undertakings.....	44
Property Tax Code and County-Wide Appraisal		OFFICIAL STATEMENT	44
District.....	27	General.....	44
Property Subject to Taxation by the District.....	27	Experts	44
Tax Abatement.....	28	Certification as to Official Statement.....	45
Valuation of Property for Taxation	28	Updating of Official Statement.....	45
Tax Exemption for Property Damaged by Disaster....28		CONCLUDING STATEMENT	45
Tax Payment Installments	29		
District and Taxpayer Remedies	29		
Levy and Collection of Taxes.....	29		
Rollback of Operation and Maintenance Tax Rate.....29			
District's Rights in the Event of Tax Delinquencies...30			
TAX DATA.....	31		
General.....	31		
Tax Rate Limitation.....	31		
Debt Service Taxes	31		
Maintenance and Operation Taxes.....	31		
Tax Exemption	31		
Historical Tax Collections	31		
Tax Rate Distribution.....	31		
Analysis of Tax Base	32		
Principal Taxpayers.....	32		
Tax Rate Calculations.....	32		
Estimated Overlapping Taxes	33		
INVESTMENT CONSIDERATIONS	33		
General.....	33		
Factors Affecting Taxable Values and Tax			
Payments.....	33		
Competitive Nature of Residential Housing Market..34			
Potential Effects of Oil Price Fluctuations on the			
Houston Area	34		
Increase in Costs of Building Materials.....	34		
Tax Collections Limitations.....	35		
Registered Owners' Remedies.....	35		
Bankruptcy Limitation to Registered Owners'			
Rights	35		
Marketability.....	36		
Future Debt.....	36		
Hurricane Harvey and Tropical Storm Imelda	36		
Specific Flood Type Risks.....	37		
Harris County and City of Houston Floodplain			
Regulations	37		
Potential Impact of Natural Disaster	37		

APPENDIX A – Financial Statements of the District

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid of _____ (the "Initial Purchaser") to purchase the Bonds at the interest rates shown on inside cover of this Official Statement at a price of _____% of par, resulting in a net effective interest rate of _____%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

No assurance can be given that any trading market will be developed for the Bonds after their sale by the District to the Initial Purchaser. The District has no control over the price at which the Bonds are subsequently sold, and the initial yields at which the Bonds are priced and reoffered are established by, and are the sole responsibility of, the Initial Purchaser.

Prices and Marketability

Subject to certain restrictions described in the Official Notice of Sale, the prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

Securities Laws

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

MUNICIPAL BOND INSURANCE

The District has made applications for a commitment for municipal bond insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's.

RATING

Moody's has assigned an underlying credit rating of "Baa3" to the Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. A security rating is not a recommendation to buy, sell or hold securities. Furthermore, there is no assurance that the rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if, in its judgment, circumstances so warrant. Any such revisions or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement.

THE BONDS

- The IssuerHarris County Municipal Utility District No. 552 (the "District"), a political subdivision of the State of Texas, is located in Harris County, Texas (the "County"). See "THE DISTRICT."
- The Bonds.....The District is issuing its \$3,000,000 Unlimited Tax Bonds, Series 2026 (the "Bonds"). The Bonds are dated May 1, 2026 (the "Dated Date"), and will accrue interest from the initial date of delivery (on or about May 13, 2026) (the "Delivery Date"), at the rates per annum set forth on the inside cover of this Official Statement and be payable on September 1, 2026, and on each March 1 and September 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See "THE BONDS."
- Redemption Provisions.....Bonds maturing on and after September 1, 2031, are subject to redemption, in whole or from time to time in part, at the option of the District on September 1, 2030, and on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See "THE BONDS – Redemption Provisions."
- Payment RecordThe Bonds are the fifth series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring water, wastewater, and drainage facilities to serve the District (the "Utility System"). The District has never defaulted on the timely payment of principal and interest on its bonded indebtedness. See "THE BONDS – Source of Payment."
- Outstanding Bonds.....The District has previously issued four (4) series of unlimited tax bonds: \$4,195,000 Unlimited Tax Bonds, Series 2020; \$3,130,000 Unlimited Tax Bonds, Series 2021; \$3,400,000 Unlimited Tax Bonds, Series 2022; \$3,040,000 Unlimited Tax Bonds, Series 2024; and two (2) series of unlimited tax road bonds: \$4,650,000 Unlimited Tax Road Bonds, Series 2022; \$5,400,000 Unlimited Tax Road Bonds, Series 2024. \$22,165,000 principal amount of such bonds previously issued will remain outstanding as of the Delivery Date (the "Outstanding Bonds"). See "THE BONDS – Outstanding Bonds."
- Authority for Issuance.....At an election held within the District on May 5, 2018, voters of the District authorized the District's issuance of \$78,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring water, wastewater, and drainage facilities to serve the District (the "Utility System"); \$117,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$27,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system to serve the District (the "Road System"); \$40,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System; \$7,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring park and recreational facilities to serve the District (the "Park System"); and \$10,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Park System.

The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 7978 of the Texas Special District Local Laws Code, as amended; an election held within the District on May 5, 2018; an order authorizing the

issuance of the Bonds adopted by the Board of Directors of the District on the date of sale of the Bonds (the "Bond Order"); and an order of the Texas Commission on Environmental Quality ("TCEQ"). See "THE BONDS – Authority for Issuance."

- Source of Payment.....The Bonds are payable from a continuing direct annual ad valorem tax, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Harris County, Texas; the City of Houston, Texas (the "City"); or any entity other than the District. See "THE BONDS – Source of Payment." The District is authorized to levy separate taxes to pay debt service on bonds issued for the Utility System and to pay debt service on bonds issued for the Road System; both such taxes are unlimited as to rate or amount.
- Use of Proceeds.....Proceeds from the sale of the Bonds will be used by the District to reimburse the Developer (herein defined) for a portion of the improvements and related costs as set forth under "THE BONDS – Use and Distribution of Bond Proceeds." Additionally, proceeds from the sale of the Bonds will be used to pay developer interest and other costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Bond Proceeds."
- Qualified Tax-Exempt Obligations.....The District will designate the Bonds as "Qualified Tax-Exempt Obligations" for financial institutions. See "TAX MATTERS – Qualified Tax-Exempt Obligations."
- Municipal Bond Insurance and Rating..... The District has made applications for a commitment for municipal bond insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's. Moody's has assigned an underlying credit rating of "Baa3" to the Bonds. See "MUNICIPAL BOND INSURANCE" and "RATING."
- Bond CounselSanford Kuhl Hagan Kugle Parker Kahn LLP, Houston, Texas.
- Disclosure CounselMcCall, Parkhurst & Horton L.L.P., Houston, Texas.
- Financial AdvisorRobert W. Baird & Co. Incorporated, Houston, Texas.
- EngineerQuiddity Engineering LLC., Houston, Texas.

THE DISTRICT

- Description.....The District was created pursuant to an Act effective June 15, 2017, 85th Legislature, Regular Session, House Bill 1455 (codified as Texas Special District Local Laws Code, Chapter 7978). Upon creation, the District included 150.912 acres. The District currently consists of approximately 164.208 acres. The District is located wholly within the corporate limits of the City of Houston, Texas, and within Harris County, Texas
- Location.....The District is comprised of three (3) non-contiguous tracts. The largest tract (consisting of approximately 150.912 acres) ("Tract 1") is located within the Spring Branch Management District, at the southeast corner for Clay Road and Gessner Road intersection. Tract 1 lies approximately one mile east of Beltway 8 and three miles north of Interstate-10 ("I-10"). Tract 1 is located within the Spring Branch Independent School District and NW Management District.

The southwestern tract (consisting of approximately 5.799 acres) ("Tract 2") is located north of I-10, east of Barker Cypress Road and west of intersection S. Creek Drive and Park Row Boulevard. This tract is located approximately 2.7 miles west of Highway 6 and I-10 and 0.6 miles east of the Barker Cypress and Park Row intersection. Tract 2 is located within the Katy Independent School District.

The northeast tract (consisting of approximately 7.497 acres) (“Tract 3”) is located north of W Tidwell Rd, and east of US 290. Tract 3 is located directly off Deihl Road, east of Bingle Road and just southwest of N. Houston Rosslyn Road. Tract 3 is located within Aldine Independent School District and the NW Management District. See “THE DISTRICT – Location.”

The Developer Land within the District is being developed by Meritage Homes of Texas, L.L.C., an Arizona limited liability company (“Meritage Homes” or the “Developer”), as the Pinecrest, Park Row Terrace, and Cole Creek Crossing subdivisions. Meritage Homes has completed the development of 1013 single-family residential lots (approximately 89.57 total acres) in the single-family subdivisions of Pinecrest Sections 1 – 7, and Park Row Terrace. Meritage Homes owns approximately 7.50 acres of currently undeveloped land located within the District that is available for future development, all of which it expects to utilize for future single-family residential development.

Meritage Homes is wholly-owned by Meritage Homes of Texas Holding, Inc., an Arizona corporation (“Meritage Holding”). Meritage Holding is wholly-owned by Meritage Homes Corporation. Meritage Homes Corporation is a publicly traded corporation whose stock is listed on the New York Stock Exchange under the symbol MTH. Meritage Homes Corporation is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the United States Securities and Exchange Commission (“SEC”). Reports, proxy statements and other information filed by Meritage Homes Corporation can be inspected at the office of the SEC at Judiciary Plaza, 14 Room 1024, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies of such material can be obtained from the Public Reference Section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549, at prescribed rates. Copies of the above reports, proxy statements and other information may also be inspected at the offices of the New York Stock Exchange, Inc., 20 Broad Street, New York, New York 10005. The SEC maintains a World Wide Web site on the Internet at <http://www.sec.gov> that contains reports, proxy information statements and other information regarding registrants that file electronically with the SEC. Reference to the financial information concerning Meritage Homes Corporation is relevant, among other reasons, to the ability of Meritage Homes to continue to develop land in the District and to pay taxes levied by the District and other taxing entities. Neither Meritage Homes, Meritage Holding, nor Meritage Homes Corporation has made any commitment to pay debt service on the Bonds, and reference to the financial information of Meritage Homes Corporation in this Official Statement should not be so construed. The District has not obtained any representations from Meritage Homes Corporation concerning its publicly available filings or undertaken any review thereof and assumes no responsibility for the information contained therein. See “THE DEVELOPER.”

Other Landowners..... Metro National Corporation, a Texas corporation (“MetroNational”) is the owner of approximately 27.74 acres of developable land which is planned for future commercial development. MetroNational is a privately-held real estate investment, development, and management company headquartered in Houston, Texas.

Development within the District..... To date, approximately 89.57 acres within the District have been developed by Meritage Homes as 1,013 single-family lots in the following single-family residential subdivisions: Pinecrest, Sections 1 – 7, and Park Row Terrace. As of January 1, 2026, development within the District consisted of approximately 912 completed homes, 101 homes under construction. The remainder of the land within the District includes an amenity center on approximately 2.57 acres, approximately 35.24 undeveloped but developable acres, and approximately 36.83 undevelopable acres. See

“DEVELOPMENT OF THE DISTRICT – Status of Development within the District.”

HomebuilderMeritage Homes is the only active homebuilder in the District. New homes being marketed in the District range in price from approximately \$270,000 to over approximately \$525,000 and in size from approximately 1,495 square feet to over approximately 3,300 square feet. See “DEVELOPMENT OF THE DISTRICT – Homebuilder within the District.”

INVESTMENT CONSIDERATIONS

THE BONDS ARE SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT, INCLUDING PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED “INVESTMENT CONSIDERATIONS,” BEFORE MAKING AN INVESTMENT DECISION.

**SELECTED FINANCIAL INFORMATION
(UNAUDITED)**

2025 Taxable Assessed Valuation	\$ 353,591,219	(a)
Estimated Valuation as of February 1, 2026	\$ 397,696,530	(b)
Direct Debt		
The Outstanding Bonds (as of delivery of the Bonds)	\$ 22,165,000	
The Bonds.....	<u>\$ 3,000,000</u>	
Total	\$ 25,165,000	
Estimated Overlapping Debt	<u>\$ 17,669,263</u>	(c)
Total Direct and Estimated Overlapping Debt.....	\$ 42,834,263	(c)
Direct Debt Ratio:		
As a Percentage of the 2025 Taxable Assessed Valuation	7.12	%
As a Percentage of the Estimated Valuation as of February 1, 2026	6.33	%
Direct and Estimated Overlapping Debt Ratio:		
As a Percentage of the 2025 Taxable Assessed Valuation	12.11	%
As a Percentage of the Estimated Valuation as of February 1, 2026	10.77	%
Utility System Debt Service Fund Balance (as of February 9, 2026)	\$ 394,951	(d)
Road System Debt Service Fund Balance (as of February 9, 2026).....	\$ 201,722	(e)
Operating Fund Balance (as of February 9, 2026).....	\$ 379,353	
Capital Projects Fund Balance (as of February 9, 2026).....	\$ 315	
2025 Tax Rate		
Utility System Debt Service.....	\$ 0.275	
Road System Debt Service.....	0.240	
Maintenance and Operations	<u>0.235</u>	
Total	\$ 0.750	
Estimated Average Annual Debt Service Requirement (2026-2050).....	\$ 1,498,806	(f)
Estimated Maximum Annual Debt Service Requirement (2045).....	\$ 1,695,813	(f)
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Average Annual Debt Service Requirements (2026-2050)		
Based on the 2025 Taxable Assessed Valuation at 95% Tax Collections	\$ 0.45	
Based on the Estimated Valuation as of February 1, 2026, at 95% Tax Collections.....	\$ 0.40	
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Maximum Annual Debt Service Requirements (2045)		
Based on the 2025 Taxable Assessed Valuation at 95% Tax Collections	\$ 0.51	
Based on the Estimated Valuation as of February 1, 2026, at 95% Tax Collections.....	\$ 0.45	

-
- (a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the Harris Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only, this amount is an estimate of all taxable property located within the District as of February 1, 2026, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through February 1, 2026. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund (herein defined). Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued for the Road System (herein defined).
- (e) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund (herein defined). Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System (herein defined), such as the Bonds.
- (f) Debt service on the Bonds is estimated based on an interest rate of 4.75%. See "DISTRICT DEBT – Estimated Debt Service Requirement Schedule."

\$3,000,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 552

UNLIMITED TAX BONDS

SERIES 2026

This Preliminary Official Statement of Harris County Municipal Utility District No. 552 (the "District") is provided to furnish information with respect to the issuance by the District of its \$3,000,000 Unlimited Tax Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 7978 of the Texas Special District Local Laws Code, as amended; (ii) an election held within the District on May 5, 2018; (iii) an order authorizing the issuance of the Bonds adopted by the Board of Directors of the District (the "Board") on the date of sale of the Bonds (the "Bond Order"); and (iv) an order of the Texas Commission on Environmental Quality ("TCEQ").

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District at Sanford Kuhl Hagan Kugle Parker Kahn LLP, 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 or during the offering period from the District's Financial Advisor, Robert W. Baird & Co. Incorporated, Attn: S. David Smalling, Jr. 4801 Woodway Drive, Suite 118-E, Houston, Texas 77056, upon payment of reasonable copying, mailing, and handling charges.

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which is qualified in its entirety by reference to the Bond Order.

The Bonds are dated May 1, 2026 (the "Dated Date"), and will accrue interest from the initial date of delivery (on or about May 13, 2026) (the "Delivery Date"), and be payable on September 1, 2026, and each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully registered bonds maturing on September 1 of the years shown on the inside cover of this Official Statement. Principal of the Bonds will be payable to the Registered Owners at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the "Record Date") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

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's name. The information in this section concerning DTC and the "Book-Entry-Only System" has been provided by DTC for use in disclosure documents such as this Official Statement. The District and the Financial Advisor (herein defined) believe the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District and the Financial Advisor cannot and do not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants (herein defined), (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 (herein defined), 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 United States Securities and Exchange Commission (the "SEC"), and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required 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" together with the Direct Participants, the "Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC rules applicable to its Participants are on file with the SEC. 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 holder of ownership interest for each actual purchase 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-Only 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.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue 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 Issue 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).

Redemption proceeds, principal, and interest 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 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 securities 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, principal and interest 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 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 Book-Entry-Only System transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in the section concerning DTC and DTC's Book-Entry-Only System has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

Use of Certain Terms in Other Sections of this Official Statement

In reading this Official Statement it should be understood that while the Bonds are in the book-entry form, references in other sections of this Official Statement to Registered Owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to Registered Owners under the Bond Order will be given only to DTC.

Successor Paying Agent/Registrar

Provision is made in the Bond Order for replacing the Paying Agent/Registrar. If the District replaces the Paying Agent/Registrar, such Paying Agent/Registrar shall, promptly upon the appointment of a successor, deliver the Paying Agent/Registrar's records to the successor Paying Agent/Registrar, and the successor Paying Agent/Registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar selected by the District shall be a commercial bank; a trust company organized under the laws of the State of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Bonds.

Registration, Transfer and Exchange

In the event the Book-Entry-Only System is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the corporate trust office of the Paying Agent/Registrar in Houston. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the Registered Owner within not more than three (3) business days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of \$5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or the Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Funds

The Bond Order confirms the prior creation of a fund to pay debt service on bonds issued to finance water, wastewater, and storm drainage facilities, including the Bonds (the "Utility System Debt Service Fund"). The Utility System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds and the Outstanding Bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds, and any of the District's duly authorized additional bonds payable in whole or part from taxes. Amounts on deposit in the Utility System Debt Service Fund 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 the Outstanding Bonds issued for the Utility System, and any additional bonds payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System. The District's fund for debt service on bonds issued for the Road System (the "Road System Debt Service Fund") may not be used to pay debt service on bonds issued for the Utility System, including the Bonds.

Redemption Provisions

Bonds maturing on September 1, 2031, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Mutilated, Lost, Stolen or Destroyed Bonds

In the event the Book-Entry-Only System is discontinued, the District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss or theft, and receipt by the District and Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

Authority for Issuance

At an election held within the District on May 5, 2018, voters of the District authorized the District's issuance of \$78,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the water, wastewater, and drainage facilities to serve the District (the "Utility System"); \$117,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$27,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system to serve the District (the "Road System"); \$40,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System; \$7,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring park and recreational facilities to serve the District (the "Park System"); and \$10,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Park System.

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 7978 of the Texas Special District Local Laws Code, as amended; (ii) an election held within the District on May 5, 2018; (iii) the Bond Order; and (iv) an order of the TCEQ.

Source of Payment

The Bonds are payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Order, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, and certain fees. Tax proceeds, after deduction for collection costs, will be placed in the Utility System Debt Service Fund and used solely to pay principal of and interest on the Bonds, the Outstanding Bonds for the Utility System, and any additional bonds payable from taxes which may be issued.

The Bonds are obligations solely of the District and are not the obligations of the State of Texas; Harris County, Texas (the "County"); the City of Houston, Texas (the "City" or "Houston"); or any entity other than the District.

Outstanding Bonds

The District has previously issued four (4) series of unlimited tax bonds: \$4,195,000 Unlimited Tax Bonds, Series 2020; \$3,130,000 Unlimited Tax Bonds, Series 2021; \$3,400,000 Unlimited Tax Bonds, Series 2022; \$3,040,000 Unlimited Tax Bonds, Series 2024; and two (2) series of unlimited tax road bonds: \$4,650,000 Unlimited Tax Road Bonds, Series 2022; \$5,400,000 Unlimited Tax Road Bonds, Series 2024. \$22,165,000 principal amount of such bonds previously issued will remain outstanding as of the Delivery Date (the "Outstanding Bonds").

Issuance of Additional Debt

After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$61,235,000 for the Utility System; \$117,000,000 for the refunding of bonds issued by the District for the Utility System; \$16,950,000 for the Road System; \$40,500,000 for the refunding of bonds issued by the District for the Road System; \$7,000,000 for the Park System; and \$10,500,000 for the refunding of bonds issued by the District for the Park System. The District may also issue any additional bonds as may hereafter be approved by both the Board of Directors and voters of the

District as well as certain additional bonds, revenue bonds, special project bonds, and other obligations as described in the Bond Order. The Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and, in the case of bonds issued for the Utility System or for the Park System, approved by the TCEQ).

According to the Developer (herein defined), following the reimbursement to the Developer with the proceeds of the Bonds, the District will owe the Developer approximately \$6,500,000 for its expenditures to construct the Utility System, approximately \$1,250,000 for expenditures to construct the Road System, and approximately \$3,500,000 for expenditures to construct the Park System in the District.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park bond application for the issuance of bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. The District has not considered the preparation of a parks bond application at this time. If the District does issue park bonds, the principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the District's assessed value, however, if the District meets certain financial feasibility requirements under TCEQ rules, the outstanding principal amount of such bonds issued by the District may exceed an amount equal to 1% but not 3% of the value of taxable property in the District.

No Arbitrage

The District will certify, on the date of delivery of the Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

Consolidation and Dissolution

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets (such as cash and the Utility System) and liabilities (such as the Bonds), with the assets and liabilities of districts with which it is consolidating. Although no consolidation is presently contemplated by the District, no representation is made concerning the likelihood of consolidation in the future.

The City has the right to abolish and dissolve the District and to acquire the District's assets and assume the District's obligations in accordance with state law, including Chapter 43 of the Texas Local Government Code, as amended. If any of the Bonds are outstanding at the time of dissolution, the payment of such Bonds becomes the obligation of the City. Dissolution of the District is a policy matter for the City. The District can make no representation regarding the likelihood that the City will dissolve the District.

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) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, 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, (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, and which 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.

Upon such deposit as described above, such Bonds shall no longer be regarded as 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 the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is an excerpt 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.

Remedies in the 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 statutory right of 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. 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. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District’s property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered 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.

Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used by the District to reimburse the Developer for a portion of the improvements and related costs as set forth below. Additionally, proceeds from the sale of the Bonds will be used to pay developer interest and other costs associated with the issuance of the Bonds.

	<u>District's Share</u>
<u>Construction Costs</u>	
A. Developer Contribution Items	
1. Teague Road Street Dedication Sec. 2 – WS & D	\$ 258,090
2. Offsite Grading & Drainage Facilities and Outfall Modifications in Spring Brook Village	449,339
3. Windfern Road – WS & D	386,369
4. Pinecrest Detention and Mitigation Channel Phase III	312,978
5. Engineering and Testing (Item No. 1-4)	396,019
Total Developer Contribution Items	<u>\$ 1,802,795</u>
B. District Items	
1. City Water Impact Fees	\$ 292,173
2. City Wastewater Impact Fees	6,148
Total District Items	<u>\$ 298,321</u>
Total Construction Costs	\$ 2,101,116
<u>Non-Construction Costs</u>	
A. Legal Fees	\$ 90,000
B. Fiscal Agent Fees	60,000
C. Developer Interest	547,273
D. Bond Discount (3.00%)	90,000
E. Bond Issuance Expenses	50,111
F. Bond Application Report Costs	51,000
G. Attorney General Fee (0.10%)	3,000
H. TCEQ Bond Issuance Fee (0.25%)	7,500
Total Non-Construction Costs	<u>\$ 898,884</u>
TOTAL BOND ISSUE REQUIREMENT	\$ 3,000,000

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, if any, may be expended for any lawful purpose for which surplus construction funds may be used, limited, however, to the purposes for which the Bonds were issued.

In the instance that approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for approved uses in accordance with the rules of the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the cost of the above-described projects; however the District cannot and does not guarantee the sufficiency of such bonds for such purpose.

[Remainder of page left blank intentionally]

THE DISTRICT

Authority

The District was created pursuant to an Act effective on June 15, 2017, 85th Legislature, Regular Session, House Bill 1455 (codified as Texas Special District Local Laws Code Chapter 7978). Upon creation, the District included approximately 150.912 acres. The District currently consists of approximately 164.208 acres wholly located within the corporate limits of the City of Houston, Texas, within Harris County, Texas. The District operates under Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 7978 of the Texas Special District Local Laws Code, as amended, and other general laws of the State of Texas applicable to municipal utility districts and is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; the control and diversion of storm water; and to purchase, construct, operate, and maintain road facilities. The District also is authorized to construct, develop and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes.

Location

The District is comprised of three (3) non-contiguous tracts. The largest tract (consisting of approximately 150.912 acres) ("Tract 1") is located within the Spring Branch Management District, at the southeast corner for Clay Road and Gessner Road intersection. Tract 1 lies approximately one mile east of Beltway 8 and three miles north of Interstate-10 ("I-10"). Tract 1 is located within the Spring Branch Independent School District.

The southwestern tract (consisting of approximately 5.799 acres) ("Tract 2") is located north of I-10, east of Barker Cypress Road and west of intersection S. Creek Drive and Park Row Boulevard. This tract is located approximately 2.7 miles west of Highway 6 and I-10 and 0.6 miles east of the Barker Cypress and Park Row intersection. Tract 2 is located within the Katy Independent School District.

The northeast tract (consisting of approximately 7.497 acres) ("Tract 3") is located north of W Tidwell Rd, and east of US 290. Tract 3 is located directly off Deihl Road, east of Bingle Road and just southwest of N. Houston Rosslyn Road. Tract 3 is located within Aldine Independent School District and the NW Management District.

Management of the District

The District is governed by the Board, consisting of five directors, which has control over and management supervision of all affairs of the District. All of the Directors own property in the District. The directors serve four-year staggered terms. Elections are held in May of even-numbered years. The current members and officers of the Board are listed below:

<u>Name</u>	<u>Position</u>	<u>Term Expires May</u>
Ben Gillis	President	2028
James Parker	Vice President	2026
Mark Lewis	Secretary	2026
J. Kent Marsh	Assistant Secretary	2028
Robert M. Bryant	Treasurer	2028

Investment Policy

The District has adopted an Investment Policy (the "Investment Policy") as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"). The District's goal is to preserve principal and maintain liquidity in a diversified portfolio while securing a competitive yield on its portfolio. Funds of the District are to be invested only in accordance with the Investment Policy. The Investment Policy states that the funds of the District may be invested in short term obligations of the U.S. or its agencies or instrumentalities, in certificates of deposits insured by the Federal Deposit Insurance Corporation and secured by collateral authorized by the Act, and in TexPool and TexStar, which are public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long term securities or derivative products in the portfolio.

Consultants

Although the District does not have a general manager or any other full-time employees, it has contracted for bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:

Tax Assessor/Collector: The tax assessor/collector for the District is BLICO, Inc., dba Bob Leared Interests (the “Tax Assessor/Collector”).

Bookkeeper: The District’s bookkeeper is Municipal Accounts & Consulting, L.P.

Auditor: The District engaged McGrath & Co., PLLC, to audit its financial statements for the fiscal year ended September 30, 2025. Said financial statements are attached hereto as “APPENDIX A.”

Engineer: The District’s engineer is Quiddity Engineering LLC. (the “Engineer”).

Bond Counsel: The District has engaged Sanford Kuhl Hagan Kugle Parker Kahn LLP, Houston, Texas, as general counsel to the District and as bond counsel (“Bond Counsel”) in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See “LEGAL MATTERS.”

Disclosure Counsel: McCall, Parkhurst & Horton L.L.P., Houston, Texas, serves as Disclosure Counsel to the District. The fee to be paid to Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

Financial Advisor: Robert W. Baird & Co. Incorporated is engaged as financial advisor to the District in connection with the issuance of the Bonds (the “Financial Advisor”). The Financial Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

DEVELOPMENT OF THE DISTRICT

Status of Development within the District

To date, approximately 89.57 acres within the District have been developed as 1013 single-family lots in the following single-family residential subdivisions: Pinecrest, Sections 1 – 7, and Park Row Terrace. As of January 1, 2026, development within the District consisted of approximately 912 completed homes, 101 homes under construction, and approximately 14 vacant, developed lots. The remainder of the land within the District includes an amenity center on approximately 2.57 acres, approximately 35.24 undeveloped but developable acres, and approximately 36.83 undevelopable acres.

The table below summarizes the status of development and land use within the District as of January 1, 2026:

Pinecrest	Acreage	Section Lots	Homes Completed	Homes Under Construction
Pinecrest Section 1	1.69	16	6	10
Pinecrest Section 1 - Replat and Extension	4.34	58	20	38
Pinecrest Section 2	11.44	121	121	0
Pinecrest Section 3	13.22	130	130	0
Pinecrest Section 4	11.07	132	132	0
Pinecrest Section 5	14.24	178	178	0
Pinecrest Section 6	13.14	137	137	0
Pinecrest Section 7	14.60	176	123	53
Park Row Terrace	5.83	65	65	0
Totals	89.57 (a)	1013	912	101
Undevelopable	36.83			
Undeveloped but Developable (b)	35.24			
District Total	164.21			

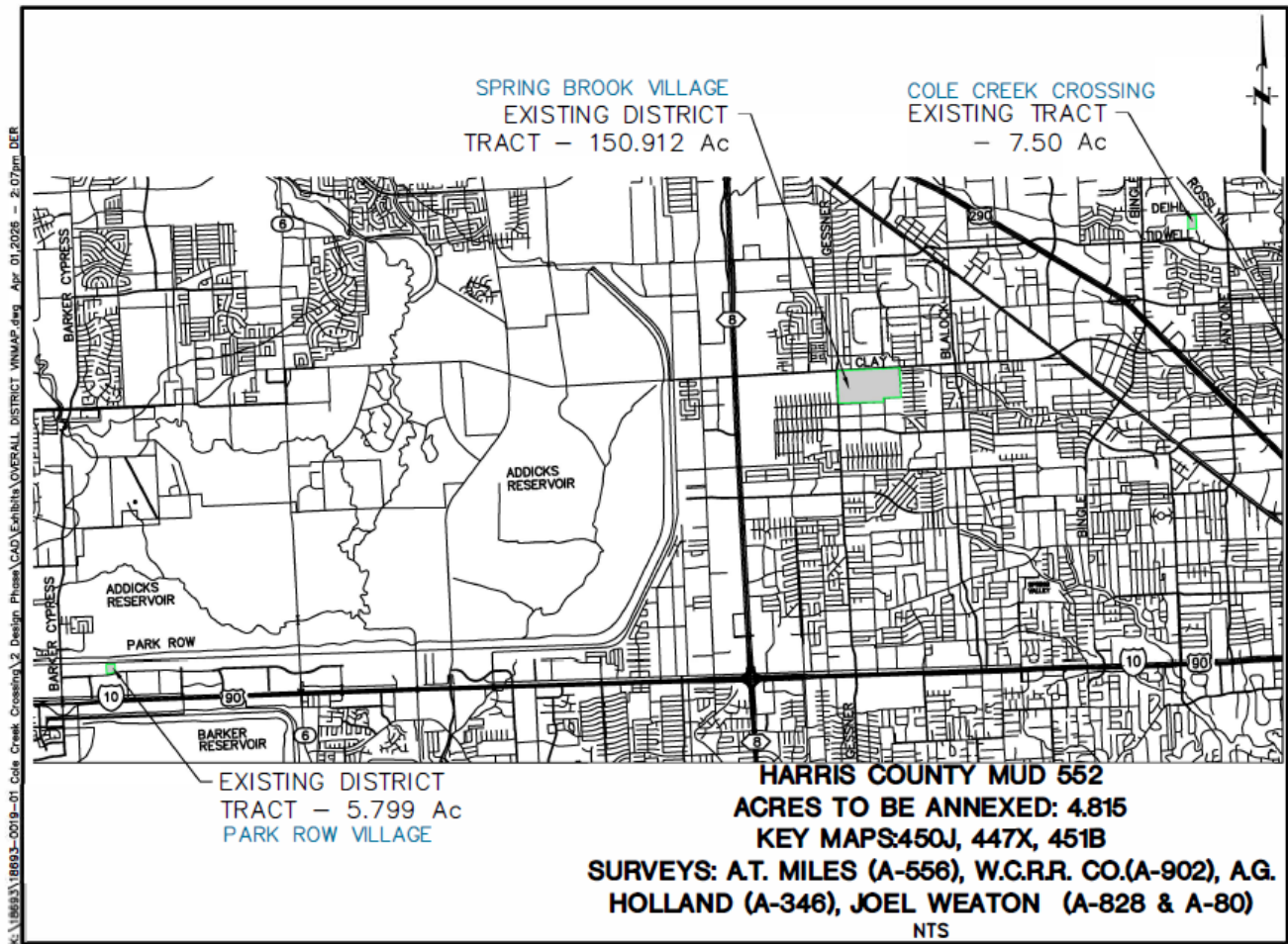
a.) Includes 2.57 acres developed as an Amenity Center.

b.) Includes 27.7 acres of future commercial development and 7.5 acres for the Cole Creek Crossing subdivision.

Homebuilder within the District

Meritage Homes is currently the only homebuilder within the District. New homes being marketed in the District range in price from approximately \$270,000 to over approximately \$525,000 and in size from approximately 1,495 square feet to over approximately 3,300 square feet.

DISTRICT MAP
(as of February 2026)



PHOTOGRAPHS TAKEN IN THE DISTRICT
(taken February 2026)



PHOTOGRAPHS TAKEN IN THE DISTRICT
(taken February 2026)



THE DEVELOPER

Role of the Developer

In general, the activities of a developer in a municipal utility district, such as the District, include purchasing the land within the district, designing the subdivision, designing the utilities and streets to be constructed in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In most instances, the developer will be required to pay up to thirty percent (30%) of the cost of constructing certain of the water, wastewater, and drainage facilities in a municipal utility district pursuant to the rules of the TCEQ. The relative success or failure of a developer to perform such activities in development of the property within a municipal utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

Prospective purchasers of the Bonds should note that the prior real estate experience of a developer should not be construed as an indication that further development within the District will occur, or construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. Circumstances surrounding development within the District may differ from circumstances surrounding development of other land in several respects, including the existence of different economic conditions, financial arrangements, homebuilders, geographic location, market conditions, and regulatory climate.

Neither the Developer, nor any affiliate entities, are obligated to pay principal of or interest on the Bonds. Furthermore, neither the Developer, nor any affiliate entities, have a binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developer or affiliate entities should not be interpreted as such a commitment. Prospective purchasers are encouraged to inspect the District in order to acquaint themselves with the nature of development that has occurred or is occurring within the District's boundaries.

The Developer

Land within the District is being developed by Meritage Homes of Texas, L.L.C., an Arizona limited liability company ("Meritage Homes" or the "Developer").

As is described above under the caption "DEVELOPMENT OF THE DISTRICT," Meritage Homes has completed the development of 1,013 single-family residential lots (approximately 89.57 total acres) that have been subdivided as Pinecrest Sections 1 - 7 and Park Row Terrace. Meritage Homes owns approximately 7.50 acres of currently undeveloped land located within the District that is available for future development, all of which it expects to utilize for future single-family residential development. Meritage Homes is also the only homebuilder in the District.

Meritage Homes is wholly-owned by Meritage Homes of Texas Holding, Inc., an Arizona corporation ("Meritage Holding"). Meritage Holding is wholly-owned by Meritage Homes Corporation. Meritage Homes Corporation is a publicly traded corporation whose stock is listed on the New York Stock Exchange under the symbol MTH. Meritage Homes Corporation is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the United States Securities and Exchange Commission ("SEC"). Reports, proxy statements and other information filed by Meritage Homes Corporation can be inspected at the office of the SEC at Judiciary Plaza, 14 Room 1024, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies of such material can be obtained from the Public Reference Section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549, at prescribed rates. Copies of the above reports, proxy statements and other information may also be inspected at the offices of the New York Stock Exchange, Inc., 20 Broad Street, New York, New York 10005. The SEC maintains a World Wide Web site on the Internet at <http://www.sec.gov> that contains reports, proxy information statements and other information regarding registrants that file electronically with the SEC. Reference to the financial information concerning Meritage Homes Corporation is relevant, among other reasons, to the ability of Meritage Homes to continue to develop land in the District and to pay taxes levied by the District and other taxing entities. Neither Meritage Homes, Meritage Holding, nor Meritage Homes Corporation has made any commitment to pay debt service on the Bonds, and reference to the financial information of Meritage Homes Corporation in this Official Statement should not be so construed. The District has not obtained any representations from Meritage Homes Corporation concerning its publicly available filings or undertaken any review thereof and assumes no responsibility for the information contained therein.

Other Landowners

Metro National Corporation, a Texas corporation (“MetroNational”), is the owner of approximately 27.74 acres of developable land which is planned for future commercial development. MetroNational is a privately-held real estate investment, development, and management company headquartered in Houston, Texas.

THE UTILITY SYSTEM

Regulation

Construction and operation of the water, sanitary sewer and storm drainage system serving the District as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the water and sanitary service serving the District. Construction of water, sanitary sewer and storm drainage facilities is subject to the regulatory authority of the District, the City and the County. The TCEQ also exercises regulatory jurisdiction over portions of the water and sanitary sewer facilities.

Water Supply

The District receives all of its water from the City of Houston, and therefore does not own or operate any water supply facilities. Capacity is reserved through the City’s Wastewater Capacity Reservation (WCR) by platted section and secured via impact fee payment. Currently the District has purchased a total of 948 equivalent single-family connections (“ESFCs”) for water capacity, which is sufficient to serve the currently active ESFCs within the District.

Wastewater Treatment

The City of Houston supplies the District with all of its wastewater treatment needs and assumes the responsibility for the maintenance and operations of these facilities. The District bases the number of ESFCs served on criteria defined by the City of Houston as 250 gpd/ESFC, in accordance with City Ordinance 2010-583. Currently, the District has purchased a total of 1,008 ESFCs for wastewater capacity, which is sufficient to serve the currently active ESFCs within the District.

Storm Water Drainage

The District is in the White Oak Bayou watershed and naturally drains in an easterly direction to Brickhouse Gully, a Harris County Flood Control (HCFCD) channel. As the District develops, the storm sewer collection system will drain to the District’s detention channel. Storm water runoff is detained in the District’s detention and mitigation channel on-site prior to its outfall to Brickhouse Gully. The storm water drainage within the District is collected in a road drainage system consisting of concrete curb and gutter which conveys the storm water runoff to the District’s underground storm sewer system. The underground storm sewer system drains to the District’s detention channel, which outfalls to Brickhouse Gully, a HCFCD channel. The storm-water drainage facilities to be funded by the Bonds include the storm sewer system of Teague Road and the Pinecrest Detention and Mitigation Channel. The Pinecrest Detention and Mitigation Channel includes the Storm-Water Quality feature as required by the City of Houston at the outfall to Brickhouse Gully that serves as the Storm-Water Quality feature for the District.

100-Year Flood Plain

Approximately 32.73 acres within the District are currently within the 100-year floodplain as determined by the FIRM No. 48201C0635M for Harris County, Texas, approved by the Federal Emergency Management Agency (FEMA) on June 9, 2014, and revised by LOMR Case No. 15-06-0275P effective July 1, 2015, and LOMR Case No. 22-06-0051P effective January 30, 2023. This area includes a portion of the detention and mitigation drainage channel for the District.

There are no plans for residential building pads to be located within the 100-year floodplain. Approximately 14.47 acres of the floodplain will be designated as drainage or park/open space/recreation use. The remaining 100-year floodplain acreage will be removed out of the floodplain through subsequent Letter of Map Revision Based on Fill (LOMR-F) application and ultimately through an application for a Letter of Map Revision (LOMR) after the construction of the ultimate detention and mitigation channel. According to the Engineer, approximately 18.26 acres will be located within the 100-year floodplain following the approval of all LOMRs.

Storm Water

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 and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

General Fund Operating Statement

The following is a summary of the District's general fund activity. The summary has been prepared by the Financial Advisor based upon information obtained from the District's audited financial statements and from information provided from the District's bookkeeper. Reference is made to such statements for further and more complete information. See "APPENDIX A."

	<u>09/30/2025</u>	<u>9/30/2024</u>	<u>09/30/2023</u>	<u>9/30/2022</u>	<u>9/30/2021</u>
Revenues					
Water and Sewer Service	\$ 1,057,488	\$ 704,431	\$ 529,916	\$ 344,309	\$ 220,297
Property Taxes	539,549	542,639	543,581	418,864	426,880
Penalties and Interest	15,785	12,152	7,512	4,485	2,061
Tap Connection and Inspection	-	26,844	4,650	2,800	3,125
Miscellaneous	7,294	476	2,312	-	470
Investment earnings	<u>19,605</u>	<u>28,519</u>	<u>24,724</u>	<u>2,917</u>	<u>236</u>
Total Revenues	\$ 1,639,721	\$ 1,315,061	\$ 1,112,695	\$ 773,375	\$ 653,069
Expenditures					
Purchased Services	\$ 789,738	\$ 583,742	\$ 402,719	\$ 358,054	\$ 241,251
Professional fees	116,700	118,985	141,401	71,644	75,850
Contracted Services	293,345	244,163	185,535	105,526	73,423
Repairs and maintenance	378,327	307,169	168,918	79,921	75,550
Administrative	52,241	44,728	40,848	26,953	23,707
Other	<u>25,789</u>	<u>16,021</u>	<u>11,948</u>	<u>34,372</u>	<u>51,613</u>
Total Expenditures	\$ 1,656,140	\$ 1,314,808	\$ 951,369	\$ 676,470	\$ 541,394
Revenues Over (Under) Expenditures	\$ <u>(16,419)</u>	\$ <u>253</u>	\$ <u>161,326</u>	\$ <u>96,905</u>	\$ <u>111,675</u>
Developer Advances	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Internal Transfers	\$ _____	\$ _____	\$ _____	\$ _____	\$ <u>(746)</u>
Beginning Fund Balance	\$ <u>520,806</u>	\$ <u>520,553</u>	\$ <u>359,227</u>	\$ <u>262,322</u>	\$ <u>151,393</u>
Ending Fund Balance	\$ <u>504,387</u>	\$ <u>520,806</u>	\$ <u>520,553</u>	\$ <u>359,227</u>	\$ <u>262,322</u>

[Remainder of page left blank intentionally]

DISTRICT DEBT

General

2025 Taxable Assessed Valuation	\$ 353,591,219	(a)
Estimated Valuation as of February 1, 2026	\$ 397,696,530	(b)
Direct Debt		
The Outstanding Bonds (as of delivery of the Bonds)	\$ 22,165,000	
The Bonds	<u>\$ 3,000,000</u>	
Total	\$ 25,165,000	
Estimated Overlapping Debt	<u>\$ 17,669,263</u>	(c)
Total Direct and Estimated Overlapping Debt.....	\$ 42,834,263	(c)
Direct Debt Ratio:		
As a Percentage of the 2025 Taxable Assessed Valuation	7.12	%
As a Percentage of the Estimated Valuation as of February 1, 2026	6.33	%
Direct and Estimated Overlapping Debt Ratio:		
As a Percentage of the 2025 Taxable Assessed Valuation	12.11	%
As a Percentage of the Estimated Valuation as of February 1, 2026	10.77	%
Utility System Debt Service Fund Balance (as of February 9, 2026)	\$ 394,951	(d)
Road System Debt Service Fund Balance (as of February 9, 2026).....	\$ 201,722	(e)
Operating Fund Balance (as of February 9, 2026).....	\$ 379,353	
Capital Projects Fund Balance (as of February 9, 2026).....	\$ 315	
2025 Tax Rate		
Utility System Debt Service	\$ 0.275	
Road System Debt Service	0.240	
Maintenance and Operations	<u>0.235</u>	
Total	\$ 0.75	
Estimated Average Annual Debt Service Requirement (2026-2050)	\$ 1,498,806	(f)
Estimated Maximum Annual Debt Service Requirement (2045)	\$ 1,695,813	(f)
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Average Annual Debt Service Requirements (2026-2050)		
Based on the 2025 Taxable Assessed Valuation at 95% Tax Collections	\$ 0.45	
Based on the Estimated Valuation as of February 1, 2026, at 95% Tax Collections.....	\$ 0.40	
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay the Estimated Maximum Annual Debt Service Requirements (2045)		
Based on the 2025 Taxable Assessed Valuation at 95% Tax Collections	\$ 0.51	
Based on the Estimated Valuation as of February 1, 2026, at 95% Tax Collections.....	\$ 0.45	

-
- (a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the Harris Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only, this amount is an estimate of all taxable property located within the District as of February 1, 2026, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through February 1, 2026. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund. Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued for the Road System.
- (e) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System, such as the Bonds.
- (f) Debt service on the Bonds is estimated based on an interest rate of 4.75%. See "DISTRICT DEBT – Estimated Debt Service Requirement Schedule."

Estimated Debt Service Requirement Schedule

The following schedule sets forth the debt service requirements on the Outstanding Bonds plus the principal and estimated interest requirements on the Bonds, assuming an interest rate of 4.75%.

Calendar Year	Outstanding Debt Service (a)	The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2026	\$ 1,484,863	\$ -	\$ 45,000	\$ 45,000	\$ 1,529,863
2027	1,486,288	70,000	135,000	205,000	1,691,288
2028	1,486,406	75,000	131,850	206,850	1,693,256
2029	1,480,269	80,000	128,475	208,475	1,688,744
2030	1,477,975	80,000	124,875	204,875	1,682,850
2031	1,470,775	85,000	121,275	206,275	1,677,050
2032	1,470,206	90,000	117,450	207,450	1,677,656
2033	1,465,081	95,000	113,400	208,400	1,673,481
2034	1,469,150	100,000	109,125	209,125	1,678,275
2035	1,467,838	105,000	104,625	209,625	1,677,463
2036	1,472,325	105,000	99,900	204,900	1,677,225
2037	1,474,875	110,000	95,175	205,175	1,680,050
2038	1,471,200	115,000	90,225	205,225	1,676,425
2039	1,475,488	120,000	85,050	205,050	1,680,538
2040	1,473,231	130,000	79,650	209,650	1,682,881
2041	1,479,538	135,000	73,800	208,800	1,688,338
2042	1,473,869	140,000	67,725	207,725	1,681,594
2043	1,481,694	145,000	61,425	206,425	1,688,119
2044	1,487,425	150,000	54,900	204,900	1,692,325
2045	1,487,663	160,000	48,150	208,150	1,695,813
2046	1,286,263	165,000	40,950	205,950	1,492,213
2047	1,112,313	175,000	33,525	208,525	1,320,838
2048	370,513	180,000	25,650	205,650	576,163
2049	151,163	190,000	17,550	207,550	358,713
2050	-	200,000	9,000	209,000	209,000
Total (b)	\$ 32,456,406	\$ 3,000,000	\$ 2,013,750	\$ 5,013,750	\$ 37,470,156

(a) Outstanding Debt Service as of the Delivery Date.

(b) Totals may not sum due to rounding.

Estimated Average Annual Debt Service Requirement (2026-2050).....	\$ 1,498,806
Estimated Maximum Annual Debt Service Requirement (2045).....	\$ 1,695,813

[Remainder of page left blank intentionally]

Direct and 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 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. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot presently be determined. 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 Debt	Overlapping Debt	
	January 31, 2026	Percent	Amount
Harris County	\$ 2,257,734,736	0.05%	\$ 1,158,604
Harris County Department of Education	28,960,000	0.05%	14,873
Harris County Flood Control District	937,165,000	0.05%	491,713
Harris County Hospital District	867,820,000	0.05%	455,261
Spring Branch ISD	1,279,740,000	0.81%	10,370,986
Katy ISD	2,514,530,000	0.03%	852,162
Aldine ISD(a)	1,182,010,000	***	***
City of Houston	3,843,710,000	0.11%	4,046,191
Port of Houston Authority	386,074,397	0.05%	202,606
Total Estimated Overlapping Debt			\$ 17,669,263
Direct Debt (b)			\$ 25,165,000
Total Direct and Estimated Overlapping Debt (b)			\$ 42,834,263

(a) Represents less than 0.01% of the value of the taxing jurisdictions and does not have a material impact upon the District’s debt burden.
 (b) Includes the Outstanding Bonds and the Bonds.

Debt Ratios

Ratio of Direct Debt (a):	
As a Percentage of the 2025 Taxable Assessed Valuation	7.12 %
As a Percentage of the Estimated Valuation as of February 1, 2026	6.33 %
Ratio of Direct and Estimated Overlapping Debt (a):	
As a Percentage of the 2025 Taxable Assessed Valuation	12.11 %
As a Percentage of the Estimated Valuation as of February 1, 2026	10.77 %

(a) Includes the Outstanding Bonds and the Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, the Outstanding Bonds, and any additional bonds payable from taxes which the District may hereafter issue for the Utility System and the Road System and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year-to-year as described more fully herein under "THE BONDS – Source of Payment." Under Texas law, the Board is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations if authorized by its voters. See "TAX DATA – Tax Rate Limitation" and "INVESTMENT CONSIDERATIONS – Future Debt."

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the Harris Central Appraisal District (the "Appraisal District"). The Appraisal District has the responsibility of appraising property for all taxing units within Harris County, Texas, including the District. Such appraisal values will be subject to review and change by the Harris County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate.

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes, and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of the District. The District may be required to offer such exemptions if a majority of voters approve same at an election, which the District would be required to call upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. For the 2025 tax year, the District granted a \$10,000 exemption to residents 65 years of age or older and to certain other disabled persons. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption is transferrable to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not

remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

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

Freeport Goods and Goods-in-Transit Exemption: Freeport goods are goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas and other petroleum products, which have been acquired or brought into the state for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes, or used to repair or maintain aircraft of a certified air carrier, and shipped out of the state within one hundred seventy-five (175) days. Freeport goods are exempt from taxation by the District. Article VIII, Section 1-n of the Texas Constitution provides for the exemption from taxation of "goods-in-transit." "Goods-in-transit" is defined by a provision of the Tax Code, which is effective for tax year 2011 and prior applicable years, as personal property acquired or imported into Texas and transported to another location in the State or outside the State within one hundred seventy-five (175) days of the date the property was acquired or imported into Texas. The exemption excludes oil, natural gas, petroleum products, aircraft and special inventory. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more 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 Tax Code provision permits local governmental entities, on a local option basis, to take official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax goods-in-transit during the following tax year. The District has not taken action to tax Goods-in-Transit. A taxpayer may receive only one of the Freeport exemptions or the goods-in-transit exemptions for items of personal property.

Tax Abatement

The City may designate all or part of the area within the District as a reinvestment zone. Thereafter, the City and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including 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 the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, the City has not designated any of the area within the District as a reinvestment zone.

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. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Tax Code. The Texas Constitution limits increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property.

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

Tax Exemption for Property Damaged by Disaster

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at

its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established 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.

Tax Payment Installments

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

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 timely petition for review in district court. 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 compel compliance with the Property Tax Code.

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

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance and operation purposes and authorized contractual obligations. Taxes are due June 1, or when billed, whichever comes later, and become delinquent if not paid before October 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional twenty percent (20%) penalty for collection costs. A delinquent tax on personal property incurs an additional twenty percent (20%) penalty, 60 days after the date the taxes become delinquent (December 1). For those taxes billed at a later date and that become delinquent on or after June 1, they will also incur an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, may be rejected.

Property owners affected by a disaster may pay property taxes in four equal installments following the disaster. In addition, certain classes of disabled veterans may receive a deferral or abatement of delinquent taxes without penalty during the time they own or occupy the property as their residential homestead.

Rollback of Operation and Maintenance Tax Rate

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

Special Taxing Units

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

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, subject to certain homestead exemptions for the preceding tax year, 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 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Low Tax Rate District or a Developed District are 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 rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If a rollback election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

The District

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. For the 2025 tax year, the District was classified as a "Developing District" by the Board of Directors. 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 as of January 1 of the year in which the tax is imposed. 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 the State and each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two years for residential and agricultural property and six (6) months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

TAX DATA

General

All taxable property within the District is subject to the assessment, levy, and collection by the District of a continuing direct annual ad valorem tax without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds. See "TAXING PROCEDURES." In the Bond Order, the Board covenants to assess and levy, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. See "THE BONDS" and "INVESTMENT CONSIDERATIONS." For the 2025 tax year, the District levied a total tax rate of \$0.750 per \$100 of assessed valuation, comprised of a maintenance and operations tax rate of \$0.235 per \$100 of assessed valuation, a utility system debt service tax rate of \$0.275 per \$100 of assessed valuation, and a road system debt service tax rate of \$0.240 per \$100 of assessed valuation.

Tax Rate Limitation

Debt Service: Unlimited (no legal limit as to rate or amount).
 Maintenance and Operations:.....\$1.50 per \$100 taxable assessed valuation.

Debt Service Taxes

The Board covenants in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. For the 2025 tax year, the District levied a combined debt service tax rate of \$0.515 per \$100 of assessed valuation. Such tax is in addition to taxes that the District is authorized to levy for maintenance and operation purposes. See "TAX DATA – Tax Rate Distribution."

Maintenance and Operation Taxes

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance and operations of the District's improvements if such maintenance and operations tax is authorized by vote of the District's electors. The Board is authorized by the District's voters to levy such maintenance and operations tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which may be issued in the future. For the 2025 tax year, the District levied a maintenance and operations tax rate of \$0.235 per \$100 of assessed valuation. See "Tax Rate Distribution."

Tax Exemption

As discussed in the section entitled "TAXING PROCEDURES," certain property in the District may be exempt from taxation by the District. For the 2025 tax year, the District granted a \$10,000 exemption to persons 65 years of age or older and to certain other disabled persons.

Historical Tax Collections

The following table illustrates the collection history of the District for the 2021–2025 tax years:

Tax Year	Certified Taxable Value	Tax Rate	Adjusted Tax Levy	Collections Current Year	Current Year Ending 9/30	Collections 3/15/2026
2021	\$ 104,354,063	\$ 0.750	\$ 782,655	99.92%	2022	100.00%
2022	150,047,861	0.750	1,125,359	100.00%	2023	100.00%
2023	216,895,067	0.750	1,626,713	99.93%	2024	100.00%
2024	235,635,629	0.750	1,902,267	99.52%	2025	99.81%
2025	353,591,219	0.750	2,648,820	94.50%(a)	2026	94.50%(a)

(a) In process of collection. Taxes for the 2025 tax year were due with no penalty by January 31, 2026.

Tax Rate Distribution

The following table sets out the components of the District's tax levy for the 2021–2025 tax years.

	2025	2024	2023	2022	2021
Utility System Debt Service	\$ 0.275	\$ 0.310	\$ 0.360	\$ 0.380	\$ 0.360
Road System Debt Service	0.240	0.220	0.140	0.000	0.000
Maintenance & Operations	<u>0.235</u>	<u>0.220</u>	<u>0.250</u>	<u>0.370</u>	<u>0.390</u>
Total	\$ 0.750	\$ 0.750	\$ 0.750	\$ 0.750	\$ 0.750

Analysis of Tax Base

The following represents the types of property comprising the District’s taxable assessed valuation as of January 1 for the 2021–2025 tax years.

Type of Property	2025 Taxable Assessed Valuation	2024 Taxable Assessed Valuation	2023 Taxable Assessed Valuation	2022 Taxable Assessed Valuation	2021 Taxable Assessed Valuation
Land	\$ 108,573,497	\$ 93,068,377	\$ 82,102,056	\$ 65,395,885	\$ 57,411,439
Improvements	252,524,026	164,371,071	140,752,627	91,169,124	53,249,669
Personal Propert	3,974,213	2,409,333	1,820,289	1,429,841	897,236
Exemptions	<u>(11,480,517)</u>	<u>(6,213,152)</u>	<u>(7,779,905)</u>	<u>(7,946,989)</u>	<u>(7,204,281)</u>
Total	\$ 353,591,219	\$ 253,635,629	\$ 216,895,067	\$ 150,047,861	\$ 104,354,063

Principal Taxpayers

The following represents the principal taxpayers, type of property and their taxable assessed valuations as of January 1, 2025:

Taxpayer	Type of Property	2025 Tax Roll Assessed Valuation	Percent of 2025 Assessed Valuation
Meritage Homes of Texas (a)	Land, Improvements & Personal Property	\$ 7,591,437	2.15%
Metro National Corp (b)	Land & Improvements	6,040,250	1.71%
Homeowner	Land & Improvements	1,607,305	0.46%
Alto Asset Company 5 LLC	Land & Improvements	1,057,812	0.30%
Homeowner	Land & Improvements	1,000,935	0.28%
Homeowner	Land & Improvements	719,437	0.20%
VM Master Issuer LLC	Land & Improvements	710,233	0.20%
Homeowner	Land & Improvements	667,595	0.19%
Homeowner	Land & Improvements	662,394	0.19%
Centerpoint Energy Houston Electric	Land & Improvements	635,860	0.18%
Total		\$ 20,693,258	5.86%

(a) See “THE DEVELOPER.”

(b) See “THE DEVELOPER – Other Landowners.”

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements on the Bonds and the Outstanding Bonds if no growth in the District’s tax base occurs beyond the District’s taxable assessed valuation as of January 1, 2025 (\$353,591,219) or the estimated valuation as of February 1, 2026 (\$397,696,530). The calculations assume collection of 95% of taxes levied and the sale of the Bonds but not the sale of any additional bonds by the District.

Estimated Average Annual Debt Service Requirement (2026-2050)	\$ 1,498,806
Debt Service Tax Rate of \$0.45 on the 2025 Taxable Assessed Valuation Produces	\$ 1,511,602
Debt Service Tax Rate of \$0.40 on the Estimated Valuation as of February 1, 2026, Produces	\$ 1,511,247
Estimated Maximum Annual Debt Service Requirement (2045)	\$ 1,695,813
Debt Service Tax Rate of \$0.51 on the 2025 Taxable Assessed Valuation Produces	\$ 1,713,149
Debt Service Tax Rate of \$0.45 on the Estimated Valuation as of February 1, 2026, Produces	\$ 1,700,153

Estimated Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on a parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions. See "DISTRICT DEBT –Direct and Estimated Overlapping Debt Statement", certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below is an estimation of all 2025 taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

Taxing Jurisdiction	2025 Tax Rate Per \$100 of A.V.		
	Spring Branch ISD	Katy ISD	Aldine ISD
The District	\$ 0.750000	\$ 0.750000	\$ 0.750000
Spring Branch ISD	1.023100	---	---
Katy ISD	---	1.117100	---
Aldine ISD	---	---	1.034000
Harris County	0.380960	0.380960	0.380960
Harris County Flood Control	0.049660	0.049660	0.049660
Port of Houston Authority	0.005900	0.005900	0.005900
Harris County Hospital District	0.187610	0.187610	0.187610
Harris County Department of Education	0.004798	0.004798	0.004798
Lonestar College System			0.106000
City of Houston	<u>0.519190</u>	<u>0.519190</u>	<u>0.519190</u>
Total Overlapping Tax Rate	\$ 2.921218	\$ 3.015218	\$ 3.038118

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and not of the State of Texas; the County; the City; or any political subdivision other than the District, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. Therefore, the ultimate security for payment of the principal of and interest on the Bonds depends upon the ability of the District to collect from the property owners within the District the taxes levied against all taxable property located within the District, or, in the event such taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. See "DEVELOPMENT OF THE DISTRICT," "TAX DATA" and "TAXING PROCEDURES."

Factors Affecting Taxable Values and Tax Payments

Economic Factors: The District is situated in the Houston metropolitan area and the rate of development of the District is directly related to the vitality of the residential housing industry in said metropolitan area. New residential housing construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. Decreased levels of home construction activity would restrict the growth of property values in the District. The District cannot predict the pace or magnitude of any future development or home construction in the District.

Principal Landowners/Developer: While the Developer has informed the District of its current plans to continue to develop land in the District for residential purposes, there is no commitment by, or legal requirement of, the principal landowners, the Developer, or any other landowner in the District to proceed at any particular rate or according to any specified plan with the development of land in the District, or of any homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any landowner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. See "DEVELOPMENT OF THE DISTRICT," "THE DEVELOPER," and "TAX DATA – Principal Taxpayers."

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt-service obligations. As illustrated in this Official Statement under the caption "TAX DATA – Principal Taxpayers," as of January 1, 2025, the District's top ten principal taxpayers, which includes the Developer, owned property located within the District the aggregate taxable assessed valuation of which comprised approximately 5.86% of the District's total assessed valuation.

In the event that the Developer, any other principal taxpayer, or any combination of taxpayers, should default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its interest and sinking fund. See "TAX DATA – Principal Taxpayers" and "TAXING PROCEDURES – Levy and Collection of Taxes."

Maximum Impact on District Tax Rates: Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The taxable assessed valuation as of January 1, 2026, of all taxable property located within the District is \$353,591,219 and the estimated valuation as of February 1, 2026, is \$397,696,530. See "DISTRICT DEBT."

After issuance of the Bonds, the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds (2045) will be \$1,695,813 and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds (2026-2050) will be \$1,498,806. Assuming no decrease to the District's taxable assessed valuation as of January 1, 2025, tax rates of \$0.51 and \$0.45 per \$100 of taxable assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds, respectively. Assuming no decrease from the District's estimated valuation as of February 1, 2026, tax rates of \$0.45 and \$0.40 per \$100 of taxable assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds, respectively. The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. For the 2025 tax year, the District levied a total tax rate of \$0.75 per \$100 of assessed valuation, comprised of a maintenance and operations tax of \$0.235 per \$100 of assessed valuation, a utility system debt service tax rate of \$0.275 per \$100 of assessed valuation, and a road system debt service tax of \$0.240 per \$100 of assessed valuation. See "DISTRICT DEBT" and "TAX DATA."

Competitive Nature of Residential Housing Market

The housing industry in the Houston metropolitan area is very competitive, and the District can give no assurance that the building programs which are planned by any homebuilder(s) will be continued or completed. The respective competitive position of the homebuilders listed herein and any other developer or homebuilder(s) which might attempt future home building or development projects in the District, the sale of developed lots or in the construction and sale of single-family residential units, are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

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 industry could have on property values in the District.

Increase in Costs of Building Materials

As a result of supply issues, shipping constraints, and ongoing trade disputes (including tariffs), there have been recent substantial increases in the cost of lumber and other building materials, causing many homebuilders and general contractors to experience budget overruns. Further, the unpredictable nature of current trade policy (including the threatened imposition of tariffs) may impact the ability of the developers or homebuilders in the District to estimate costs. Additionally, immigration policies may affect the State's workforce, and any labor shortages that could occur may impact the rate of construction within the District. Uncertainty surrounding availability and cost of materials may result in decreased levels of construction activity, and may restrict the growth of property values in the District. The District makes no representations regarding the probability of development or homebuilding continuing in a timely manner or the effects that current or future economic or governmental circumstances may have on any plans of the developers or homebuilders.

Tax Collections 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 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 procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer's right to redeem the property within two (2) years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other 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. Moreover, the value of property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayer's right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

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 registered owners of the Bonds (the "Registered Owners") have the right to seek of 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.

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. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered 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

The enforceability of the rights and remedies of 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. Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the U.S. Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owners' remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is generally authorized to file for federal bankruptcy protection by applicable state 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 has negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiations are impracticable. Under Texas law, a municipal utility district, such as the District, must obtain the approval of the TCEQ as a condition to seeking relief under the U.S. Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, a 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 determining the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be applicable, the concomitant delay and loss of remedies to the registered owners could potentially and adversely impair the value of the registered owners' claims.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the U.S. Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a registered owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the registered owner's claim against a district.

A municipal utility district cannot be placed into bankruptcy involuntarily.

Marketability

The District has no understanding with the initial purchaser of the Bonds (the "Initial Purchaser") regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price for the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are more generally bought, sold or traded in the secondary market. See "SALE AND DISTRIBUTION OF THE BONDS."

Future Debt

At an election held within the District on May 5, 2018, voters of the District authorized the District's issuance of \$78,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Utility System; \$117,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$27,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Road System; \$40,500,000 principal amount of unlimited tax bonds for the refunding of bonds issued by the District for the Road System; \$7,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Park System; and \$10,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Park System. See "THE BONDS – Authority of Issuance."

The Bonds represent the fifth series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring the Utility System. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$61,235,000 for the purpose of constructing or acquiring the Utility System and \$117,000,000 for the purpose of refunding such bonds; \$16,950,000 for the purpose of constructing or acquiring the Road System and \$40,500,000 for the purpose of refunding such bonds; and \$7,000,000 for the purpose of constructing or acquiring the Park System and \$10,500,000 for the purpose of refunding such bonds. The District may also issue any additional bonds as may hereafter be approved by both the Board and voters of the District, as well as certain additional bonds, revenue bonds, special project bonds, and other obligations as described in the Bond Order. See "THE BONDS – Issuance of Additional Debt."

According to the Developer, following the reimbursement to the Developer with the proceeds of the Bonds, the District will owe the Developer approximately \$6,500,000 for its expenditures to construct the Utility System, approximately \$1,250,000 for expenditures to construct the Road System, and approximately \$3,500,000 for expenditures to construct the Park System in the District.

Hurricane Harvey and Tropical Storm Imelda

The Houston area, including the District, experienced historic levels of rainfall and widespread flooding following landfall of Hurricane Harvey on August 25, 2017 and during Tropical Storm Imelda on September 19, 2019. While no facilities or homes had been built prior to Harvey, according to the District's engineer, Imelda did not cause damage to the District's water, sanitary sewer and drainage facilities, and there was no interruption of water and sewer service in the District. Further, to the best knowledge of the Developer and the engineer, no homes in the District experienced structural flooding or other material damage. The District is located near the Texas Gulf Coast and, as it has in the past, could be impacted by high winds and flooding caused by a hurricane, tornado, tropical storm, or other adverse weather event.

The District cannot predict the effect that additional extreme weather events may have upon the District and the Houston area. Additional extreme weather events have the potential to cause damage within the District and the Houston area generally could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region. See "TAXING PROCEDURES – Valuation of Property for Taxation."

Specific Flood Type Risks

The District may be subject to the following flood 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 drainage systems downstream.

Harris County and City of Houston Floodplain Regulations

As a direct result of Hurricane Harvey, the County and the City adopted new rules and amended existing regulations relating to minimizing the potential impact of new development on drainage and mitigating flooding risks. The new and amended Harris County regulations took effect January 1, 2018, and the new and amended City of Houston regulations took effect September 1, 2018.

The Harris County floodplain regulations govern construction projects in unincorporated Harris County and include regulations governing the elevation of structures in the 100-year and 500-year floodplains. Additionally, the Harris County regulations govern the minimum finished floor elevations as well as specific foundation construction requirements and windstorm construction requirements for properties located both above and below the 100-year flood elevation.

The City of Houston floodplain regulations govern construction projects in the corporate jurisdiction of the City and include regulations governing the elevation of structures in the 100-year and 500-year floodplains and the elevation of residential additions greater than one-third the footprint of the existing structure and non-residential additions. Additionally, the City of Houston regulations require an improved structure whose new market value exceeds 50% of the market value of the structure prior to the start of improvements to meet the new and amended City of Houston regulations.

The new and amended Harris County and City of Houston regulations may have a negative impact on new development in and around the District as well as on the rehabilitation of existing homes impacted by flooding or other natural disasters.

Potential Impact of Natural Disaster

The District could be impacted by a natural disaster such as wide-spread fires, earthquakes, or weather events such as hurricanes, tornados, tropical storms, freezes or other severe weather events that could produce high winds, heavy rains, hail, and flooding. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the District or an increase in the District's tax rates. See "TAXING PROCEDURES – Valuation of Property for Taxation."

There can be no assurance that a casualty will be covered by insurance (certain casualties, including flood, are usually excepted unless specific insurance is purchased), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild, repair, or replace any taxable properties in the District that were damaged. Even if insurance proceeds are available and damaged properties are rebuilt, there could be a lengthy period in which assessed values in the District would be adversely affected. There can be no assurance the District will not sustain damage from such natural disasters.

Approval of the Bonds

As required by law, engineering plans, specifications, and estimates of construction costs for the facilities and services to be purchased or constructed by the District with the proceeds of the Bonds have been approved, subject to certain conditions, by the TCEQ. In addition, the Attorney General of Texas must approve the legality of the Bonds prior to delivery. Neither the TCEQ nor the Attorney General of Texas passes upon or guarantees the safety of the Bonds as an investment, nor have such authorities passed upon the adequacy or accuracy of the information contained in this Official Statement.

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 of the District to comply with such covenants 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 “TAX MATTERS.”

Environmental 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) (“CGP”), with an effective date of March 5, 2023, 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. The CGP 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 District is subject to the TCEQ’s General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”), which the TCEQ issued on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater from small municipal separate storm sewer systems to surface waters in the state. To maintain compliance with the MS4 Permit, the District has applied for permit coverage and is awaiting TCEQ review and approval. The District has provisional coverage during this process. Costs associated with these compliance activities could be substantial in the future.

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 and subsequent regulatory action 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.

Changes in Tax Legislation

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending, or future legislation.

Bond Insurance Risk Factors

The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The District has yet to determine whether an insurance policy will be purchased with the Bonds. If an insurance policy is purchased, the following are risk factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable bond insurance policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the District which is recovered by the District from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the bond insurer at such time and in such amounts as would have been due absent such prepayment by the District unless the bond insurer chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the bond insurer without appropriate consent. The bond insurer may direct and must consent to any remedies and the bond insurer's consent may be required in connection with amendments to any applicable bond documents.

In the event the bond insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the bond insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

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

The obligations of the bond insurer are contractual obligations and in an event of default by the bond insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the District or Initial Purchaser have made independent investigation into the claims paying ability of the bond insurer and no assurance or representation regarding the financial strength or projected financial strength of the bond insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the bond insurer, particularly over the life of the investment. See "MUNICIPAL BOND INSURANCE" and "RATING" herein for further information provided by the bond insurer and the Policy, which includes further instructions for obtaining current financial information concerning the bond 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 may be limited.

LEGAL MATTERS

Legal Opinions

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District, and based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds; and by the approving legal opinion of Bond Counsel, to a like effect, and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under existing law, and interest on the Bonds is not subject to the federal alternative minimum tax.

Except as noted below, Bond Counsel did not take part in the preparation of this Official Statement. Bond Counsel has reviewed the information appearing in this Official Statement under the captions "THE DISTRICT - Authority," and "-

Investment Policy,” “THE BONDS” (except under the subheadings “Book-Entry-Only System,” and “– Use and Distribution of Bond Proceeds”), “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS” and “CONTINUING DISCLOSURE OF INFORMATION,” solely to determine whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District or the Developer for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel’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 information contained herein.

The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

No-Litigation Certificate

The District will furnish to the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President or Vice President and Secretary or any Assistant Secretary of the Board, to the effect that no litigation of any nature has been filed or is to their actual knowledge then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District 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 sale.

TAX MATTERS

The delivery of the Bonds is subject to an opinion of Bond Counsel, to the effect that, assuming continuing compliance by the District with the provisions of the Bond Order subsequent to the issuance of the Bonds, pursuant to Section 103 of the Code, and existing regulations, published rulings and court decision procedures, interest on the bonds (i) is excludable from the income, as defined in Section 61 of the Code, of the owners thereof for federal income tax purposes and (ii) is not a specific preference item for purposes of the federal alternative minimum tax. The statutes, regulations, published rulings, and court decisions on which such opinion is based are subject to change.

The Code imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The District has made certain representations and covenanted to comply with certain restrictions, conditions and requirements designed to ensure that interest on the Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken), or events occurring (or not occurring), or any other matters coming to Bond Counsel’s attention after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds. Accordingly, the opinion of Bond Counsel is not intended to, and may not, be relied upon in connection with any such actions, events or matters.

Although Bond Counsel is of the opinion that interest on the Bonds is excludable from gross income for federal income tax purposes, the ownership or disposition of, or the accrual or receipt of amounts treated as interest on, the Bonds may otherwise affect a Beneficial Owner’s federal, state or local tax liability. The nature and extent of these other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner’s other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law; clarification of the Code; or court decisions may cause interest on the Bonds to be subject, directly or indirectly, in whole or in part, to federal income taxation or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislature proposals or clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding the potential impact of any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel is expected to express no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel’s judgment as to the proper treatment of the Bonds for federal income tax

purposes. It is not binding on the Internal Revenue Service (“IRS”) or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the District or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The District has covenanted, however, to comply with the requirements of the Code.

Bond Counsel’s engagement with respect to the Bonds ends with the issuance of the Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the District or the Beneficial Owners regarding the tax-exempt status of the Bonds in the event of an audit examination by the IRS. Under current procedures, parties other than the District and its appointed counsel, including the Beneficial Owners, would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the District legitimately disagrees, may not be practicable. Any action of the IRS, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Bonds, and may cause the District or the Beneficial Owners to incur significant expense.

Proposed Tax Legislation

Tax legislation, administrative actions taken by tax authorities, and court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or state income taxation, or otherwise prevent the beneficial owners of the Bonds from realizing the full current benefit of the tax status of such interest. For example, future legislation to resolve certain federal budgetary issues may significantly reduce the benefit of, or otherwise affect, the exclusion from gross income for federal income tax purposes of interest on all state and local obligations, including the Bond. In addition, such legislation or actions (whether currently proposed, proposed in the future or enacted) could affect the market price or marketability of the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, and its impact on their individual situations, as to which Bond Counsel expresses no opinion.

Tax Accounting Treatment of Original Issue Discount Bonds

To the extent the issue price of any maturity of the Bonds may be less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes “original issue discount,” the accrual of which, to the extent properly allocable to each Beneficial Owner thereof, is treated as interest on the Bonds which is entitled to be excluded from gross income for federal income tax purposes. For this purpose, the issue price of a particular maturity of the Bonds is the first price at which a substantial amount of such maturity of the Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Beneficial Owners of the Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of Beneficial Owners who do not purchase such Bonds in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) (“Premium Bonds”) will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of obligations, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner’s basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

Qualified Tax-Exempt Obligations

The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution’s investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for “qualified tax-exempt obligations,” which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as “qualified tax-exempt obligations” and (b) issued by a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed \$10,000,000.

The District will designate the Bonds “qualified tax-exempt obligations” and will represent that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the

District under the Code have not designated more than \$10,000,000 in “qualified tax-exempt obligations” (including the Bonds) during calendar year 2026.

Notwithstanding this exception, financial institutions acquiring the bonds will be subject to a 20% disallowance of allocable interest expense.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the holders and Registered 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”) through its Electronic Municipal Market Access (“EMMA”) system.

Annual Reports

The District will provide certain financial information and operating data annually to the MSRB. The information to be updated with respect to the District includes the quantitative financial information and operating data which will be provided with respect to the District is found in “DISTRICT DEBT,” “TAX DATA,” and “APPENDIX A.” The District will update and provide this information to the MSRB within six (6) months after the end of each of its fiscal years 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 of the Securities Exchange Act (the “Rule”). The updated information will include audited financial statements, if the District commissions an audit and it is completed by the required time. If audited financial statements are not available by the required time, the District will provide audited financial statements when and if the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in “APPENDIX A” or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District’s current fiscal year end is September 30. Accordingly, it must provide updated information by March 31 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.

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 IRS 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 material 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; (13) consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, 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; (15) incurrence of a financial obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District, any of which affect bondholders, 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, any of which reflect financial difficulties. The term “financial obligation” when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities for which a final official statement has been provided to the MSRB consistent with the Rule. The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order make 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 EMMA

The District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to 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 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 the Rule, taking into account any amendments and interpretations of the Rule 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 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 such rule 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 Initial Purchaser 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 reasons 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

The District has complied in all material respects with its previous continuing disclosure agreements made in accordance with SEC Rule 15c2-12 except with respect to its contractual obligation to file notice of sale of its \$1,925,000 Bond Anticipation Note, Series 2021 ("Series 2021 BAN") issued on December 22, 2021. Due to an administrative oversight, such filing was not made within ten (10) business days of the sale of the Series 2021 BAN, and a notice indicating this failure was filed on November 18, 2022. The District has implemented procedures to ensure the timely filing of all future required information.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the Developer, the District's records, the Engineer, the Tax Assessor/Collector, the Appraisal District, and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included 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.

The District's financial statements for the fiscal year ended September 30, 2025, were audited by McGrath & Co., PLLC, and have been included herein as "APPENDIX A." McGrath & Co., PLLC, has consented to the publication of such financial statements in this Preliminary Official Statement.

Experts

The information contained in this Official Statement relating to engineering and to the description of the Utility System, and, in particular, that engineering information included in the sections entitled "THE BONDS – Use and Distribution of Bond Proceeds," "THE DISTRICT – Location," "DEVELOPMENT OF THE DISTRICT – Status of Development within the District," and "THE UTILITY SYSTEM" has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as an expert in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" was provided by the Tax Assessor/Collector and the Appraisal District. Such information has been included herein

in reliance upon the Tax Assessor/Collector's authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of property appraisal.

Certification as to Official Statement

The District, acting by and through its Board in its official capacity and in reliance upon the experts listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements, and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, descriptions, and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof.

Updating of Official Statement

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District in writing on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

CONCLUDING STATEMENT

The information set forth herein has been obtained from the District's records, audited financial statements, and other sources that are considered to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will ever be realized. All of the summaries of the statutes, documents, and resolutions contained in this Official Statement are made subject to all of the provisions of such statutes, documents, and resolutions. These summaries do not purport to be complete statements of such provisions and reference is made to such summarized documents for further information. Reference is made to official documents in all respects.

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 552 as of the date shown on the cover page hereof.

/s/ _____
Ben Gillis
President, Board of Directors
Harris County Municipal Utility District No. 552

ATTEST:

/s/ _____
Mark Lewis
Secretary, Board of Directors
Harris County Municipal Utility District No. 552

APPENDIX A
Financial Statements of the District

**HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 552**

HARRIS COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2025

Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
BASIC FINANCIAL STATEMENTS		
Statement of Net Position and Governmental Funds Balance Sheet		16
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		17
Notes to Financial Statements		19
REQUIRED SUPPLEMENTARY INFORMATION		
Budgetary Comparison Schedule – General Fund		34
Notes to Required Supplementary Information		35
TEXAS SUPPLEMENTARY INFORMATION		
Services and Rates	TSI-1	38
General Fund Expenditures	TSI-2	40
Investments	TSI-3	41
Taxes Levied and Receivable	TSI-4	42
Long-Term Debt Service Requirements by Years	TSI-5	43
Change in Long-Term Bonded Debt	TSI-6	50
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	52
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	54
Board Members, Key Personnel and Consultants	TSI-8	56

McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 552
Harris County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 552 (the "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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Harris County Municipal Utility District No. 552, 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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

*Board of Directors
Harris County Municipal Utility District No. 552
Harris County, Texas*

certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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



Houston, Texas
January 12, 2026

(This page intentionally left blank)

Management's Discussion and Analysis

(This page intentionally left blank)

***Harris County Municipal Utility District No. 552
Management's Discussion and Analysis
September 30, 2025***

Using this Annual Report

This section of the financial report of Harris County Municipal Utility District No. 552 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District's basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District's budget; and
- Other Texas supplementary information required by the District's state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

Overview of the Financial Statements

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

The *Statement of Activities* reports how the District’s net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

Fund Financial Statements

The fund financial statements include the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District’s use of available financial resources and the balances of available financial resources at the end of the year. 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, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

Financial Analysis of the District as a Whole

The District’s net position at September 30, 2025, was negative \$13,843,726. The District’s net position is negative because the District incurs debt to construct certain facilities which it conveys to the City of Houston. A comparative summary of the District’s overall financial position, as of September 30, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 1,071,943	\$ 1,441,753
Capital assets	31,799,873	29,557,637
Total assets	32,871,816	30,999,390
Current liabilities	1,027,975	707,761
Long-term liabilities	45,687,567	42,377,080
Total liabilities	46,715,542	43,084,841
Net position		
Net investment in capital assets	(6,511,451)	(5,110,083)
Restricted	249,779	437,531
Unrestricted	(7,582,054)	(7,412,899)
Total net position	\$ (13,843,726)	\$ (12,085,451)

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

The total net position of the District decreased during the current fiscal year by \$1,758,275. A comparative summary of the District’s *Statement of Activities* for the past two fiscal years is as follows:

	<u>2025</u>	<u>2024</u>
Revenues		
Water and sewer service	\$ 1,057,488	\$ 704,431
Property taxes, penalties and interest	1,875,452	1,648,259
Other	96,500	114,550
Total revenues	<u>3,029,440</u>	<u>2,467,240</u>
Expenses		
Operating and administrative	1,757,598	1,398,288
Debt interest and fees	796,937	573,815
Developer interest	790,766	335,467
Debt issuance costs	485,429	289,341
Depreciation and amortization	865,979	650,325
Total expenses	<u>4,696,709</u>	<u>3,247,236</u>
Change in net position before other items	(1,667,269)	(779,996)
Other items		
Transfers to other governments	<u>(91,006)</u>	<u>(1,014,933)</u>
Change in net position	(1,758,275)	(1,794,929)
Net position, beginning of year	<u>(12,085,451)</u>	<u>(10,290,522)</u>
Net position, end of year	<u>\$ (13,843,726)</u>	<u>\$ (12,085,451)</u>

Financial Analysis of the District’s Funds

The District’s combined fund balances, as of September 30, 2025, were \$767,016, which consists of \$504,387 in the General Fund, \$302,081 in the Debt Service Fund and negative \$39,452 in the Capital Projects Fund.

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

General Fund

A comparative summary of the General Fund’s financial position as of September 30, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 740,702</u>	<u>\$ 665,527</u>
Total liabilities	\$ 232,061	\$ 142,103
Total deferred inflows	4,254	2,618
Total fund balance	<u>504,387</u>	<u>520,806</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 740,702</u>	<u>\$ 665,527</u>

A comparative summary of the General Fund’s activities for the current and prior fiscal year is as follows:

	<u>2025</u>	<u>2024</u>
Total revenues	<u>\$ 1,639,721</u>	<u>\$ 1,315,061</u>
Total expenditures	<u>(1,656,140)</u>	<u>(1,314,808)</u>
Revenues over/(under) expenditures	<u>\$ (16,419)</u>	<u>\$ 253</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District’s primary financial resources in the General Fund are from a property tax levy and the provision of water and sewer services to customers within the District. Financial resources are influenced by a variety of factors each year:

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues in the District have remained fairly consistent from year to year.
- Water and sewer service revenues are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District’s control.

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

Debt Service Fund

A comparative summary of the Debt Service Fund’s financial position as of September 30, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	\$ 323,587	\$ 486,908
Total liabilities	\$ 8,569	\$ -
Total deferred inflows	12,937	5,236
Total fund balance	<u>302,081</u>	<u>481,672</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 323,587</u>	<u>\$ 486,908</u>

A comparative summary of the Debt Service Fund’s activities for the current and prior fiscal year is as follows:

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 1,363,406	\$ 1,136,519
Total expenditures	<u>(1,542,997)</u>	<u>(1,033,911)</u>
Revenues over/(under) expenditures	<u>\$ (179,591)</u>	<u>\$ 102,608</u>

The District’s financial resources in the Debt Service Fund in both the current and prior fiscal year are from property tax revenues. The difference between these financial resources and debt service requirements resulted in changes in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

Capital Projects Fund

A comparative summary of the Capital Projects Fund’s financial position as of September 30, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	\$ 7,654	\$ 289,318
Total liabilities	\$ 47,106	\$ 1,281
Total fund balance	<u>(39,452)</u>	<u>288,037</u>
Total liabilities and fund balance	<u>\$ 7,654</u>	<u>\$ 289,318</u>

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2025	2024
Total revenues	\$ 16,975	\$ 8,572
Total expenditures	(5,744,464)	(2,761,015)
Revenues under expenditures	(5,727,489)	(2,752,443)
Other changes in fund balance	5,400,000	3,040,000
Net change in fund balance	\$ (327,489)	\$ 287,557

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2024 Unlimited Tax Road Bonds in the current fiscal year and the sale of its Series 2024 Unlimited Tax Bonds in the prior year.

General Fund Budgetary Highlights

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board amended the budget during the year to reflect changes in anticipated revenues and expenditures.

Since the District’s budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$33,080 greater than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

Capital Assets

The District has entered into financing agreements with its developer for the financing of the construction of capital assets within the District. The developer will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District’s financial statements upon completion of construction.

***Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025***

Capital assets held by the District at September 30, 2025 and 2024, are summarized as follows:

	<u>2025</u>	<u>2024</u>
Capital assets not being depreciated		
Land and improvements	\$ 12,492,539	\$ 12,492,539
Capital assets being depreciated/amortized		
Infrastructure	7,706,502	7,706,502
Landscaping improvements	13,007,796	9,899,581
Impact fees	1,773,326	1,773,326
	<u>22,487,624</u>	<u>19,379,409</u>
Less accumulated depreciation/amortization		
Infrastructure	(863,319)	(692,064)
Landscaping improvements	(2,150,995)	(1,500,604)
Impact fees	(165,976)	(121,643)
	<u>(3,180,290)</u>	<u>(2,314,311)</u>
Depreciable capital assets, net	<u>19,307,334</u>	<u>17,065,098</u>
Capital assets, net	<u>\$ 31,799,873</u>	<u>\$ 29,557,637</u>

Capital asset additions during the current fiscal year include the following:

- Common Areas, Phase 2
- Spring Brook Village, Section 1 – landscaping improvements
- Park Row Terrace – hardscape, landscaping, irrigation and lighting plans

Additionally, certain capital assets constructed by the District are conveyed to the City of Houston. The value of these assets is recorded as transfers to other governments upon completion of construction and trued-up when the developer is reimbursed. For the year ended September 30, 2025, capital assets in the amount of \$91,006 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 9.

Long-Term Debt and Related Liabilities

As of September 30, 2025, the District owes approximately \$24,154,926 to the developer for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District’s financial statements upon completion of construction. As discussed in Note 6, the District has an additional commitment in the amount of \$7,990,000 for projects under construction by the developer. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

Harris County Municipal Utility District No. 552
Management’s Discussion and Analysis
September 30, 2025

At September 30, 2025 and 2024, the District had total bonded debt outstanding as shown below:

Series	2025	2024
2020	\$ 3,725,000	\$ 3,850,000
2021	2,770,000	2,865,000
2022	3,055,000	3,175,000
2022 Road	4,445,000	4,550,000
2024	2,970,000	3,040,000
2024 Road	5,200,000	
	\$ 22,165,000	\$ 17,480,000

During the current fiscal year, the District issued \$5,400,000 in unlimited tax road bonds. At September 30, 2025, the District had \$64,235,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$117,000,000 for the refunding of such bonds; \$7,000,000 for parks and recreational facilities and \$10,500,000 for the refunding of such bonds; \$16,950,000 for road improvements and \$40,500,000 for refunding purposes.

Property Taxes

The District’s property tax base increased approximately \$105,143,000 for the 2025 tax year from \$247,361,117 to \$352,504,356. This increase was primarily due to new construction in the District. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.235 per \$100 of assessed value, a water, sewer and drainage debt service tax rate of \$0.275 and a road debt service tax rate of \$0.24 per \$100 of assessed value, for a total combined tax rate of \$0.75 per \$100 of assessed value. Tax rates for the 2024 tax year were \$0.22 per \$100 for maintenance and operations, \$0.31 per \$100 for water, sewer and drainage debt service and \$0.22 per \$100 for road debt service for a combined total of \$0.75 per \$100 of assessed value.

Next Year’s Budget

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and water/sewer services and the projected cost of operating the District and providing services to customers. A comparison of next fiscal year’s budget to current fiscal year actual amounts for the General Fund is as follows:

	2025 Actual	2026 Budget
Total revenues	\$ 1,639,721	\$ 2,036,227
Total expenditures	(1,656,140)	(1,849,920)
Revenues over/(under) expenditures	(16,419)	186,307
Beginning fund balance	520,806	504,387
Ending fund balance	\$ 504,387	\$ 690,694

Basic Financial Statements

Harris County Municipal Utility District No. 552
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 239,919	\$ 12,391	\$ 360	\$ 252,670	\$ -	\$ 252,670
Investments	281,526	297,063	7,294	585,883		585,883
Taxes receivable	4,254	12,937		17,191		17,191
Customer service receivables	148,278			148,278		148,278
Internal balances	47,106	1,196		48,302		48,302
Prepaid items	19,619			19,619		19,619
Capital assets not being depreciated					12,492,539	12,492,539
Capital assets, net					19,307,334	19,307,334
Total Assets	\$ 740,702	\$ 323,587	\$ 7,654	\$ 1,071,943	31,799,873	32,871,816
Liabilities						
Accounts payable	\$ 135,735	\$ -	\$ -	\$ 135,735		135,735
Other payables	3,830	8,569		12,399		12,399
Customer deposits	91,300			91,300		91,300
Internal balances	1,196		47,106	48,302		48,302
Accrued interest payable					65,239	65,239
Due to developer					24,154,926	24,154,926
Long-term debt						
Due within one year					675,000	675,000
Due after one year					21,532,641	21,532,641
Total Liabilities	232,061	8,569	47,106	287,736	46,427,806	46,715,542
Deferred Inflows of Resources						
Deferred property taxes	4,254	12,937		17,191	(17,191)	
Fund Balances/Net Position						
Fund Balances						
Nonspendable	19,619			19,619	(19,619)	
Restricted		302,081		302,081	(302,081)	
Unassigned	484,768		(39,452)	445,316	(445,316)	
Total Fund Balances	504,387	302,081	(39,452)	767,016	(767,016)	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 740,702	\$ 323,587	\$ 7,654	\$ 1,071,943		
Net Position						
Net investment in capital assets					(6,511,451)	(6,511,451)
Restricted for debt service					249,779	249,779
Unrestricted					(7,582,054)	(7,582,054)
Total Net Position					\$ (13,843,726)	\$ (13,843,726)

See notes to basic financial statements.

Harris County Municipal Utility District No. 552

**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended September 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Water and sewer service	\$ 1,057,488	\$ -	\$ -	\$ 1,057,488	\$ -	\$ 1,057,488
Property taxes	539,549	1,300,844		1,840,393	5,987	1,846,380
Penalties and interest	15,785	9,936		25,721	3,351	29,072
Miscellaneous	7,294	5,024		12,318		12,318
Investment earnings	19,605	47,602	16,975	84,182		84,182
Total Revenues	1,639,721	1,363,406	16,975	3,020,102	9,338	3,029,440
Expenditures/Expenses						
Current service operations						
Purchased services	789,738			789,738		789,738
Professional fees	116,700		56,606	173,306		173,306
Contracted services	293,345	29,864		323,209		323,209
Repairs and maintenance	378,327			378,327		378,327
Administrative	52,241	4,474		56,715		56,715
Other	25,789	10,454	60	36,303		36,303
Capital outlay			4,411,603	4,411,603	(4,411,603)	
Debt service						
Principal		715,000		715,000	(715,000)	
Interest and fees		783,205		783,205	13,732	796,937
Developer interest			790,766	790,766		790,766
Debt issuance costs			485,429	485,429		485,429
Depreciation and amortization					865,979	865,979
Total Expenditures/Expenses	1,656,140	1,542,997	5,744,464	8,943,601	(4,246,892)	4,696,709
Revenues Under Expenditures/Expenses	(16,419)	(179,591)	(5,727,489)	(5,923,499)	4,256,230	(1,667,269)
Other Financing Sources						
Proceeds from sale of bonds			5,400,000	5,400,000	(5,400,000)	
Other Items						
Transfers to other governments					(91,006)	(91,006)
Net Change in Fund Balances Change in Net Position	(16,419)	(179,591)	(327,489)	(523,499)	523,499	(1,758,275)
Fund Balance/Net Position						
Beginning of the year	520,806	481,672	288,037	1,290,515	(13,375,966)	(12,085,451)
End of the year	\$ 504,387	\$ 302,081	\$ (39,452)	\$ 767,016	\$ (14,610,742)	\$ (13,843,726)

See notes to basic financial statements.

(This page intentionally left blank)

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Harris County Municipal Utility District No. 552 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established by House Bill 1455, 85th Regular Session of the Texas Legislature, codified at Chapter 7978, Texas Special District Local Law Code, effective June 15, 2017, as a conservation and reclamation district created under and essential to accomplish the purposes of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on June 29, 2017 and the first bonds were issued on September 15, 2020.

The District’s primary activities include construction, maintenance and operation of water, sewer and drainage facilities. As further discussed in Note 10, the District transfers certain facilities to the City of Houston for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

The District is a political subdivision of the State of Texas governed by an elected five-member board. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate, and be fiscally independent of other state and local governments, while a component unit is a legally separate government for which the elected officials of a primary government are financially accountable. Fiscal independence implies that the government has the authority to adopt a budget, levy taxes, set rates, and/or issue bonds without approval from other governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statements as component units.

Government-Wide and Fund Financial Statements

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District’s water and sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and water and sewer service fees. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer and drainage facilities and road improvements.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

Measurement Focus and Basis of Accounting

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes, interest earned on investments and income from District operations. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

Use of Restricted Resources

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Prepaid Items

Certain payments made by the District reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2025, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

Interfund Activity

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Depreciable capital assets, which primarily consist of drainage facilities, landscaping improvements and water and wastewater impact fees paid to the City of Houston, are depreciated, or amortized using the straight-line method as follows:

Assets	Useful Life
Infrastructure	45 years
Landscaping improvements	20 years
Impact fees	40 years

The District’s detention facilities and drainage channels are considered improvements to land and are non-depreciable.

Deferred Inflows and Outflows of Financial Resources

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

Net Position – Governmental Activities

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District’s investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District’s nonspendable fund balance consists of prepaid items.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors,

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

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

Unassigned - all other spendable amounts in the General Fund and deficit balances in other funds.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the value of unbilled utility revenues and receivables; the useful lives and impairment of capital assets; the value of amounts due to developer; the value of capital assets transferred to the City of Houston and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Note 2 – Adjustment from Governmental to Government-wide Basis

Reconciliation of the *Governmental Funds Balance Sheet* to the *Statement of Net Position*

Total fund balance, governmental funds	\$	767,016
--	----	---------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 34,980,163	
Less accumulated depreciation/amortization	<u>(3,180,290)</u>	
		31,799,873

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:

Accrued interest payable	(65,239)	
Due to developer	(24,154,926)	
Bonds payable, net	<u>(22,207,641)</u>	
		(46,427,806)

Deferred inflows in the fund statements consist of property taxes receivable and related penalties and interest that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government-wide statements.

17,191

Total net position - governmental activities	\$	<u><u>(13,843,726)</u></u>
--	----	----------------------------

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Reconciliation of the *Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* to the *Statement of Activities*

Net change in fund balances - total governmental funds \$ (523,499)

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. 9,338

Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:

Capital outlays	\$ 4,411,603	
Transfers to other governments	(91,006)	
Depreciation/amortization expense	<u>(865,979)</u>	
		3,454,618

Financial reporting for long-term obligations varies between the fund statements and the government-wide statements. At the fund level, the focus is on increases and decreases of financial resources as liabilities are acquired and repaid. At the government-wide level, the focus is on measuring and reporting on changes in the District's obligation to repay liabilities in the future. Differences during the current fiscal year are for the following:

Issuance of long-term debt	(5,400,000)	
Principal payments	715,000	
Interest expense accrual	<u>(13,732)</u>	
		(4,698,732)

Change in net position of governmental activities \$ (1,758,275)

Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code)

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

requires that all of the District’s deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District’s written investment policy establishes additional requirements for collateralization of deposits.

Use of Surplus Funds

During the current fiscal year, the District used surplus funds in the amount of \$149,338 from the Series 2024 Unlimited Tax Road Bonds and \$290,388 from the Series 2024 Unlimited Tax Bonds to reimburse developers for construction costs plus interest expense at the net effective interest rate of the bonds.

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or 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, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers’ acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District’s investment program should be managed. This policy further restricts the types of investments in which the District may invest.

As of September 30, 2025, the District’s investments consist of the following:

<u>Type</u>	<u>Fund</u>	<u>Carrying Value</u>	<u>Rating</u>	<u>Weighted Average Maturity</u>
Texas CLASS	General	\$ 281,526		
	Debt Service	297,063		
	Capital Projects	7,294		
		<u>\$ 585,883</u>	AAAm	43 days

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Texas CLASS

The District participates in Texas Cooperative Liquid Assets Securities System (Texas CLASS). Texas CLASS is managed by an elected Board of Trustees consisting of members of the pool. Additionally, the Board of Trustees has established an advisory board, the function of which is to provide guidance on investment policies and strategies. The Board of Trustees has selected Public Trust Advisors, LLC as the program administrator and UMB Bank N.A., as the custodian.

The District’s investment in Texas CLASS is reported at fair value because Texas CLASS uses fair value to report investments (other than repurchase agreements which are valued at amortized cost). Governmental accounting standards establish the following hierarchy of inputs used to measure fair value: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The District’s investment in Texas CLASS is measured using published fair value per share (level 1 inputs).

Investments in Texas CLASS may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

Investment Credit and Interest Rate Risk

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District’s investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

Note 4 – Interfund Balances and Transactions

Amounts due to/from other funds at September 30, 2025, consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
Debt Service Fund	General Fund	\$ 1,196	Amounts remitted in excess of maintenance tax collections
General Fund	Capital Projects Fund	47,106	Bond application fees paid by the General Fund

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Note 5 – Capital Assets

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

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 12,492,539	\$ -	\$ 12,492,539
Capital assets being depreciated/amortized			
Infrastructure	7,706,502		7,706,502
Landscaping improvements	9,899,581	3,108,215	13,007,796
Impact fees	1,773,326		1,773,326
	<u>19,379,409</u>	<u>3,108,215</u>	<u>22,487,624</u>
Less accumulated depreciation/amortization			
Infrastructure	(692,064)	(171,255)	(863,319)
Landscaping improvements	(1,500,604)	(650,391)	(2,150,995)
Impact fees	(121,643)	(44,333)	(165,976)
	<u>(2,314,311)</u>	<u>(865,979)</u>	<u>(3,180,290)</u>
Subtotal depreciable capital assets, net	<u>17,065,098</u>	<u>2,242,236</u>	<u>19,307,334</u>
Capital assets, net	<u>\$ 29,557,637</u>	<u>\$ 2,242,236</u>	<u>\$ 31,799,873</u>

Depreciation/amortization expense for the current fiscal year was \$865,979.

Note 6 – Due to Developer

The District has entered into a financing agreement with its developer for the financing of the construction of water, sewer, drainage, and park and recreational facilities and road improvements. Under the agreements, the developer advance funds for the construction of facilities to serve the District. The developer will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developer is reimbursed.

Changes in the estimated amounts due to developer during the fiscal year are as follows:

Due to developer, beginning of year	\$ 25,367,307
Developer reimbursements	(4,411,603)
Developer funded construction and adjustments	<u>3,199,222</u>
Due to developer, end of year	<u>\$ 24,154,926</u>

In addition, the District will owe the developer approximately \$7,990,000, which is included in the schedule of contractual commitments below. The projects in this schedule are in varying stages of

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

completion and, as previously noted, will be reported in the government-wide financial statements upon completion of construction. The exact amount due to the developer is not known until approved by the TCEQ and verified by the District’s auditor.

	<u>Contract Amount *</u>
Cole Creek Crossing - utilities and paving	\$ 4,990,000
Detention pond, retaining wall and storm outfall for Cole Creek Crossing	730,000
Spring Brook Village Drive extension and offsite drainage	<u>2,270,000</u>
	<u><u>\$ 7,990,000</u></u>

* Rounded to the nearest \$10,000

Note 7 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	\$ 22,165,000
Unamortized premium	<u>42,641</u>
	<u><u>\$ 22,207,641</u></u>
Due within one year	<u><u>\$ 675,000</u></u>

The District’s bonds payable at September 30, 2025, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2020	\$ 3,725,000	\$ 4,195,000	2.125% - 4.625%	September 1, 2022 - 2045	March 1, September 1	September 1, 2025
2021	2,770,000	3,130,000	2.00% - 2.25%	September 1, 2022 - 2046	March 1, September 1	September 1, 2026
2022	3,055,000	3,400,000	2.75% - 5.25%	September 1, 2023 - 2047	March 1, September 1	September 1, 2029
2022 Road	4,445,000	4,650,000	4.00% - 6.00%	September 1, 2024 - 2047	March 1, September 1	December 1, 2029
2024	2,970,000	3,040,000	4.00% - 5.00%	September 1, 2025 - 2048	March 1, September 1	September 1, 2030
2024 Road	5,200,000	5,400,000	4.00% - 5.00%	September 1, 2025 - 2049	March 1, September 1	September 1, 2030
	<u><u>\$ 22,165,000</u></u>					

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At September 30, 2025, the District had authorized but unissued bonds in the amount of \$64,235,000 for water, sewer and drainage facilities and \$117,000,000 for the refunding of such bonds; \$7,000,000 for park and recreational facilities and \$10,500,000 for the refunding of such bonds; and \$16,950,000 for road improvements and \$40,500,000 for the refunding of such bonds.

On December 10, 2024, the District issued its \$5,400,000 Series 2024 Unlimited Tax Road Bonds at a net effective interest rate of 4.393924%. Proceeds of the bonds were used (1) to reimburse developers for the following: the construction of capital assets within the District; engineering and other costs associated with the construction of capital assets and (2) to pay developer interest at the net effective interest rate of the bonds.

The change in the District's long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 17,480,000
Bonds issued	5,400,000
Bonds retired	<u>(715,000)</u>
Bonds payable, end of year	<u><u>\$ 22,165,000</u></u>

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

As of September 30, 2025, annual debt service requirements on bonds outstanding are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2026	\$ 675,000	\$ 809,863	\$ 1,484,863
2027	705,000	781,287	1,486,287
2028	735,000	751,407	1,486,407
2029	760,000	720,269	1,480,269
2030	790,000	687,975	1,477,975
2031	815,000	655,776	1,470,776
2032	845,000	625,206	1,470,206
2033	870,000	595,081	1,465,081
2034	905,000	564,150	1,469,150
2035	935,000	532,836	1,467,836
2036	970,000	502,323	1,472,323
2037	1,005,000	469,875	1,474,875
2038	1,035,000	436,200	1,471,200
2039	1,075,000	400,488	1,475,488
2040	1,110,000	363,231	1,473,231
2041	1,155,000	324,538	1,479,538
2042	1,190,000	283,870	1,473,870
2043	1,240,000	241,694	1,481,694
2044	1,290,000	197,425	1,487,425
2045	1,335,000	152,663	1,487,663
2046	1,180,000	106,263	1,286,263
2047	1,050,000	62,313	1,112,313
2048	350,000	20,513	370,513
2049	145,000	6,163	151,163
	<u>\$ 22,165,000</u>	<u>\$ 10,291,409</u>	<u>\$ 32,456,409</u>

Note 8 – Property Taxes

On May 11, 2018, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a rate limited to \$0.10 per \$100 of assessed value for the maintenance of parks and recreational facilities. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Harris County Municipal Utility District No. 552
Notes to Financial Statements
September 30, 2025

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$0.75 per \$100 of assessed value, of which \$0.22 was allocated to maintenance and operations, \$0.31 was allocated to water, sewer and drainage debt service and \$0.22 was allocated to road debt service. The resulting tax levy was \$1,855,208 on the adjusted taxable value of \$247,361,117.

Property taxes receivable, at September 30, 2025, consisted of the following:

Current year taxes receivable	\$ 8,974
Prior years taxes receivable	4,866
	<u>13,840</u>
Penalty and interest receivable	3,351
Property taxes receivable	<u><u>\$ 17,191</u></u>

Note 9 – Transfers to Other Governments

The District transfers certain water, sewer, and road facilities to the City of Houston (the “City”), upon completion of construction. Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developer is subsequently reimbursed. For the year ended September 30, 2025, the District reported transfers to other governments in the amount of \$91,006 for adjustments to the value of projects completed in previous fiscal years.

Note 10 – Water Supply Contract with the City of Houston

On June 10, 2019, the District entered into a Water Supply Contract (the “Contract”) with the City of Houston (the “City”) to obtain water supply services from the City on a monthly basis. The District will pay the City a monthly fee for these services based on the same rates charged to similar users within the City. During the current year, the District recorded expenditures of \$789,738 for water purchased from the City.

Note 11 – 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 personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Required Supplementary Information

Harris County Municipal Utility District No. 552
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues				
Water and sewer service	\$ 668,000	\$ 708,080	\$ 1,057,488	\$ 349,408
Property taxes	607,568	533,027	539,549	6,522
Penalties and interest	10,900	10,900	15,785	4,885
Tap connection and inspection	16,400	16,400		(16,400)
Miscellaneous			7,294	7,294
Investment earnings	26,269	26,269	19,605	(6,664)
Total Revenues	1,329,137	1,294,676	1,639,721	345,045
Expenditures				
Current service operations				
Purchased services	579,300	614,058	789,738	(175,680)
Professional fees	117,900	117,900	116,700	1,200
Contracted services	227,400	227,400	293,345	(65,945)
Repairs and maintenance	298,400	327,638	378,327	(50,689)
Administrative	46,779	46,779	52,241	(5,462)
Other	10,400	10,400	25,789	(15,389)
Total Expenditures	1,280,179	1,344,175	1,656,140	(311,965)
Revenues Over/(Under) Expenditures	48,958	(49,499)	(16,419)	33,080
Fund Balance				
Beginning of the year	520,806	520,806	520,806	
End of the year	\$ 569,764	\$ 471,307	\$ 504,387	\$ 33,080

Harris County Municipal Utility District No. 552
Notes to Required Supplementary Information
September 30, 2025

Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The budget was amended during the year to reflect changes in anticipated revenues and expenditures.

(This page intentionally left blank)

Texas Supplementary Information

Harris County Municipal Utility District No. 552
TSI-1. Services and Rates
September 30, 2025

1. Services provided by the District During the Fiscal Year:

- Retail Water Wholesale Water Solid Waste / Garbage Drainage
 Retail Wastewater Wholesale Wastewater Flood Control Irrigation
 Parks / Recreation Fire Protection Roads Security
 Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)
 Other (Specify): _____

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Residential Water and Sewer Service:					
Townhome:	\$ 109.00	N/A	Y	N/A	- to no limit
Patio Home:	\$ 116.50	N/A	Y	N/A	- to no limit
Estate Home:	\$ 116.50	N/A	Y	N/A	- to no limit

District employs winter averaging for wastewater usage? Yes No

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	898	883	x 1.0	883
1"			x 2.5	
1.5"	1	1	x 5.0	5
2"	1	1	x 8.0	8
3"			x 15.0	
4"			x 25.0	
6"	7	7	x 50.0	350
8"			x 80.0	
10"	1	1	x 115.0	115
Total Water	908	893		1,361
Total Wastewater	896	884	x 1.0	884

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-1. Services and Rates
September 30, 2025

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>21,780,000</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>21,780,000</u>	(Gallons billed / Gallons pumped)
		<u>100.00%</u>

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

Does the District have Debt Service standby fees? Yes No

If yes, Date of the most recent commission Order: _____

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

If yes, Date of the most recent commission Order: _____

5. Location of District:

Is the District located entirely within one county? Yes No

County(ies) in which the District is located: Harris County

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

City(ies) in which the District is located: City of Houston

Is the District located within a city's extra territorial jurisdiction (ETJ)?
 Entirely Partly Not at all

ETJs in which the District is located: _____

Are Board members appointed by an office outside the district? Yes No

If Yes, by whom? _____

See accompanying auditor's report.

*Harris County Municipal Utility District No. 552
 TSI-2. General Fund Expenditures
 For the Year Ended September 30, 2025*

Purchased services	<u>\$ 789,738</u>
Professional fees	
Legal	76,491
Audit	18,800
Engineering	<u>21,409</u>
	<u>116,700</u>
Contracted services	
Bookkeeping	56,465
Operator	33,285
Garbage collection	196,446
Inspections	<u>7,149</u>
	<u>293,345</u>
Repairs and maintenance	<u>378,327</u>
Administrative	
Directors fees	11,713
Printing and office supplies	5,726
Insurance	12,035
Other	<u>22,767</u>
	<u>52,241</u>
Other	<u>25,789</u>
Total expenditures	<u><u>\$ 1,656,140</u></u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-3. Investments
September 30, 2025

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>
General			
Texas CLASS	Variable	N/A	<u>\$ 281,526</u>
Debt Service			
Texas CLASS	Variable	N/A	237,909
Texas CLASS	Variable		<u>59,154</u>
			<u>297,063</u>
Capital Projects			
Texas CLASS	Variable	N/A	<u>7,294</u>
Total - All Funds			<u><u>\$ 585,883</u></u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-4. Taxes Levied and Receivable
September 30, 2025

	Maintenance Taxes	WSD Debt Service Taxes	Road Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 2,618	\$ 3,770	\$ 1,466	\$ 7,854
Adjustments to Prior Year Tax Levy	(3,008)	(4,251)	(1,572)	(8,831)
Adjusted Receivable	(390)	(481)	(106)	(977)
2024 Original Tax Levy	499,946	704,470	499,946	1,704,362
Adjustments	44,248	62,350	44,248	150,846
Adjusted Tax Levy	544,194	766,820	544,194	1,855,208
Total to be accounted for	543,804	766,339	544,088	1,854,231
Tax collections:				
Current year	541,563	763,109	541,562	1,846,234
Prior years	(2,013)	(2,816)	(1,014)	(5,843)
Total Collections	539,550	760,293	540,548	1,840,391
Taxes Receivable, End of Year	\$ 4,254	\$ 6,046	\$ 3,540	\$ 13,840
Taxes Receivable, By Years				
2024	\$ 2,631	\$ 3,711	\$ 2,632	\$ 8,974
2023	1,623	2,335	908	4,866
Taxes Receivable, End of Year	\$ 4,254	\$ 6,046	\$ 3,540	\$ 13,840
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 93,068,377	\$ 82,102,056	\$ 65,395,885	\$ 57,411,439
Improvements	164,371,071	140,752,627	91,169,124	53,249,669
Personal Property	2,409,333	1,820,289	1,429,841	897,236
Exemptions	(12,487,664)	(7,779,905)	(7,946,989)	(7,204,281)
Total Property Valuations	\$ 247,361,117	\$ 216,895,067	\$ 150,047,861	\$ 104,354,063
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.22	\$ 0.25	\$ 0.37	\$ 0.39
WSD debt service tax rates	0.31	0.36	0.38	0.36
Road debt service tax rates	0.22	0.14		
Total Tax Rates per \$100 Valuation	\$ 0.75	\$ 0.75	\$ 0.75	\$ 0.75
Adjusted Tax Levy:	\$ 1,855,208	\$ 1,626,713	\$ 1,125,359	\$ 782,655
Percentage of Taxes Collected to Taxes Levied ***	99.52%	99.70%	100.00%	100.00%

* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 11, 2018

** Maximum Park Maintenance Tax Rate Approved by Voters: \$0.10 on May 11, 2018

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

See accompanying auditor's report.

*Harris County Municipal Utility District No. 552
 TSI-5. Long-Term Debt Service Requirements
 Series 2020--by Years
 September 30, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 130,000	\$ 80,094	\$ 210,094
2027	135,000	77,331	212,331
2028	140,000	74,463	214,463
2029	145,000	71,487	216,487
2030	150,000	68,406	218,406
2031	155,000	65,219	220,219
2032	160,000	61,925	221,925
2033	165,000	58,525	223,525
2034	170,000	55,019	225,019
2035	180,000	51,406	231,406
2036	185,000	47,580	232,580
2037	190,000	43,650	233,650
2038	200,000	39,613	239,613
2039	205,000	35,363	240,363
2040	215,000	31,006	246,006
2041	220,000	26,438	246,438
2042	230,000	21,763	251,763
2043	240,000	16,875	256,875
2044	250,000	11,475	261,475
2045	260,000	5,850	265,850
	<u>\$ 3,725,000</u>	<u>\$ 943,488</u>	<u>\$ 4,668,488</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
Series 2021--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 95,000	\$ 59,231	\$ 154,231
2027	100,000	57,331	157,331
2028	105,000	55,331	160,331
2029	105,000	53,231	158,231
2030	110,000	51,131	161,131
2031	110,000	48,931	158,931
2032	115,000	46,731	161,731
2033	120,000	44,431	164,431
2034	120,000	42,031	162,031
2035	125,000	39,631	164,631
2036	130,000	37,131	167,131
2037	135,000	34,369	169,369
2038	140,000	31,500	171,500
2039	140,000	28,350	168,350
2040	145,000	25,200	170,200
2041	150,000	21,938	171,938
2042	155,000	18,563	173,563
2043	160,000	15,075	175,075
2044	165,000	11,475	176,475
2045	170,000	7,763	177,763
2046	175,000	3,938	178,938
	<u>\$ 2,770,000</u>	<u>\$ 733,312</u>	<u>\$ 3,503,312</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
Series 2022--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 125,000	\$ 124,725	\$ 249,725
2027	125,000	118,162	243,162
2028	125,000	111,600	236,600
2029	125,000	105,038	230,038
2030	125,000	98,475	223,475
2031	130,000	91,913	221,913
2032	130,000	85,088	215,088
2033	130,000	78,263	208,263
2034	140,000	71,438	211,438
2035	135,000	65,137	200,137
2036	135,000	60,750	195,750
2037	135,000	56,025	191,025
2038	130,000	51,300	181,300
2039	140,000	46,100	186,100
2040	135,000	40,500	175,500
2041	140,000	35,100	175,100
2042	135,000	29,500	164,500
2043	135,000	24,100	159,100
2044	135,000	18,700	153,700
2045	135,000	14,987	149,987
2046	200,000	11,275	211,275
2047	210,000	5,775	215,775
	<u>\$ 3,055,000</u>	<u>\$ 1,343,951</u>	<u>\$ 4,398,951</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 110,000	\$ 202,325	\$ 312,325
2027	120,000	195,725	315,725
2028	125,000	188,525	313,525
2029	130,000	181,025	311,025
2030	140,000	173,225	313,225
2031	145,000	166,225	311,225
2032	155,000	158,975	313,975
2033	160,000	152,775	312,775
2034	170,000	146,375	316,375
2035	180,000	139,575	319,575
2036	185,000	132,375	317,375
2037	195,000	124,744	319,744
2038	205,000	116,700	321,700
2039	220,000	107,988	327,988
2040	230,000	98,638	328,638
2041	240,000	88,575	328,575
2042	255,000	78,075	333,075
2043	265,000	66,600	331,600
2044	280,000	54,675	334,675
2045	295,000	42,075	337,075
2046	310,000	28,800	338,800
2047	330,000	14,850	344,850
	<u>\$ 4,445,000</u>	<u>\$ 2,658,845</u>	<u>\$ 7,103,845</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 70,000	\$ 122,800	\$ 192,800
2027	75,000	119,300	194,300
2028	80,000	115,550	195,550
2029	85,000	111,550	196,550
2030	90,000	107,300	197,300
2031	90,000	102,800	192,800
2032	95,000	99,200	194,200
2033	100,000	95,400	195,400
2034	105,000	91,400	196,400
2035	110,000	87,200	197,200
2036	115,000	82,800	197,800
2037	125,000	78,200	203,200
2038	130,000	73,200	203,200
2039	135,000	68,000	203,000
2040	140,000	62,600	202,600
2041	150,000	57,000	207,000
2042	155,000	51,000	206,000
2043	165,000	44,800	209,800
2044	175,000	38,200	213,200
2045	180,000	31,200	211,200
2046	190,000	24,000	214,000
2047	200,000	16,400	216,400
2048	210,000	8,400	218,400
	<u>\$ 2,970,000</u>	<u>\$ 1,688,300</u>	<u>\$ 4,658,300</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
Series 2024 Road--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 145,000	\$ 220,688	\$ 365,688
2027	150,000	213,438	363,438
2028	160,000	205,938	365,938
2029	170,000	197,938	367,938
2030	175,000	189,438	364,438
2031	185,000	180,688	365,688
2032	190,000	173,287	363,287
2033	195,000	165,687	360,687
2034	200,000	157,887	357,887
2035	205,000	149,887	354,887
2036	220,000	141,687	361,687
2037	225,000	132,887	357,887
2038	230,000	123,887	353,887
2039	235,000	114,687	349,687
2040	245,000	105,287	350,287
2041	255,000	95,487	350,487
2042	260,000	84,969	344,969
2043	275,000	74,244	349,244
2044	285,000	62,900	347,900
2045	295,000	50,788	345,788
2046	305,000	38,250	343,250
2047	310,000	25,288	335,288
2048	140,000	12,113	152,113
2049	145,000	6,163	151,163
	<u>\$ 5,200,000</u>	<u>\$ 2,923,513</u>	<u>\$ 8,123,513</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
September 30, 2025

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 675,000	\$ 809,863	\$ 1,484,863
2027	705,000	781,287	1,486,287
2028	735,000	751,407	1,486,407
2029	760,000	720,269	1,480,269
2030	790,000	687,975	1,477,975
2031	815,000	655,776	1,470,776
2032	845,000	625,206	1,470,206
2033	870,000	595,081	1,465,081
2034	905,000	564,150	1,469,150
2035	935,000	532,836	1,467,836
2036	970,000	502,323	1,472,323
2037	1,005,000	469,875	1,474,875
2038	1,035,000	436,200	1,471,200
2039	1,075,000	400,488	1,475,488
2040	1,110,000	363,231	1,473,231
2041	1,155,000	324,538	1,479,538
2042	1,190,000	283,870	1,473,870
2043	1,240,000	241,694	1,481,694
2044	1,290,000	197,425	1,487,425
2045	1,335,000	152,663	1,487,663
2046	1,180,000	106,263	1,286,263
2047	1,050,000	62,313	1,112,313
2048	350,000	20,513	370,513
2049	145,000	6,163	151,163
	<u>\$ 22,165,000</u>	<u>\$ 10,291,409</u>	<u>\$ 32,456,409</u>

See accompanying auditor's report.

Harris County Municipal Utility District No. 552
TSI-6. Change in Long-Term Bonded Debt
September 30, 2025

	Bond Issue			
	Series 2020	Series 2021	Series 2022	Series 2022 Road
Interest rate	2.125% - 4.625%	2.00% - 2.25%	2.75% - 5.25%	4.00% - 6.00%
Dates interest payable	9/1 ; 3/1	9/1 ; 3/1	9/1 ; 3/1	9/1 ; 3/1
Maturity dates	9/1/22 - 9/1/45	9/1/22 - 9/1/46	9/1/23 - 9/1/47	9/1/24 - 9/1/47
Beginning bonds outstanding	\$ 3,850,000	\$ 2,865,000	\$ 3,175,000	\$ 4,550,000
Bonds issued				
Bonds retired	(125,000)	(95,000)	(120,000)	(105,000)
Ending bonds outstanding	\$ 3,725,000	\$ 2,770,000	\$ 3,055,000	\$ 4,445,000
Interest paid during fiscal year	\$ 85,875	\$ 61,131	\$ 131,025	\$ 208,625
Paying agent's name and city All Series	Amegy Bank, N.A, Houston, TX			
Bond Authority:	Water, Sewer and Drainage Bonds	Water, Sewer and Drainage Refunding Bonds	Road Bonds	Road Refunding Bonds
Amount Authorized by Voters	\$ 78,000,000	\$ 117,000,000	\$ 27,000,000	\$ 40,500,000
Amount Issued	(13,765,000)		(10,050,000)	
Remaining To Be Issued	\$ 64,235,000	\$ 117,000,000	\$ 16,950,000	\$ 40,500,000
Bond Authority:	Parks and Recreational Facilities Bonds	Parks and Recreational Facilities Refunding Bonds		
Amount Authorized by Voters	\$ 7,000,000	\$ 10,500,000		
Amount Issued				
Remaining To Be Issued	\$ 7,000,000	\$ 10,500,000		

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund cash and investments balance as of September 30, 2025:	\$ 309,454
Average annual debt service payment (principal and interest) for remaining term of all debt:	\$ 1,352,350

See accompanying auditor's report.

Bond Issue		
Series 2024	Series 2024 Road	Totals
4.00% - 5.00%	4.00% - 5.00%	
9/1 ; 3/1	9/1 ; 3/1	
9/1/25 - 9/1/48	9/1/25 - 9/1/49	
\$ 3,040,000	\$ -	\$ 17,480,000
	5,400,000	5,400,000
(70,000)	(200,000)	(715,000)
<u>\$ 2,970,000</u>	<u>\$ 5,200,000</u>	<u>\$ 22,165,000</u>
<u>\$ 126,300</u>	<u>\$ 167,248</u>	<u>\$ 780,204</u>

Harris County Municipal Utility District No. 552
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Water and sewer service	\$ 1,057,488	\$ 704,431	\$ 529,916	\$ 344,309	\$ 220,297
Property taxes	539,549	542,639	543,581	418,864	426,880
Penalties and interest	15,785	12,152	7,512	4,485	2,061
Tap connection and inspection		26,844	4,650	2,800	3,125
Miscellaneous	7,294	476	2,312		470
Investment earnings	19,605	28,519	24,724	2,917	236
Total Revenues	1,639,721	1,315,061	1,112,695	773,375	653,069
Expenditures					
Current service operations					
Purchased services	789,738	583,742	402,719	358,054	241,251
Professional fees	116,700	118,985	141,401	71,644	75,850
Contracted services	293,345	244,163	185,535	105,526	73,423
Repairs and maintenance	378,327	307,169	168,918	79,921	75,550
Administrative	52,241	44,728	40,848	26,953	23,707
Other	25,789	16,021	11,948	34,372	51,613
Total Expenditures	1,656,140	1,314,808	951,369	676,470	541,394
Revenues Over/(Under) Expenditures	(16,419)	253	161,326	96,905	111,675
Other Financing Sources					
Internal transfers					(746)
Fund Balance, Beginning of the year	520,806	520,553	359,227	262,322	151,393
End of the year	\$ 504,387	\$ 520,806	\$ 520,553	\$ 359,227	\$ 262,322
Total Active Retail Water Connections	893	650	512	367	288
Total Active Retail Wastewater Connections	884	650	512	367	288

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
65%	54%	48%	45%	34%
33%	41%	49%	54%	66%
1%	1%	1%	1%	*
	2%	*	*	*
*	*	*		*
1%	2%	2%	*	*
100%	100%	100%	100%	100%
48%	44%	36%	46%	37%
7%	9%	13%	9%	12%
18%	19%	17%	14%	11%
23%	23%	15%	10%	12%
3%	3%	4%	3%	4%
2%	1%	1%	4%	8%
101%	99%	86%	86%	84%
(1%)	1%	14%	14%	16%

Harris County Municipal Utility District No. 552

TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund

For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 1,300,844	\$ 1,085,073	\$ 559,475	\$ 386,589	\$ 177,254
Penalties and interest	9,936	1,307	4,336	2,746	1,267
Miscellaneous	5,024	3,726	4,386	387	95
Investment earnings	47,602	46,413	23,409	2,065	321
Total Revenues	<u>1,363,406</u>	<u>1,136,519</u>	<u>591,606</u>	<u>391,787</u>	<u>178,937</u>
Expenditures					
Tax collection services	34,338	33,408	24,064	16,719	13,219
Other	10,454	8,168	1,600	2,200	1,980
Debt service					
Principal	715,000	425,000	315,000	195,000	
Interest and fees	783,205	567,335	448,604	166,864	97,871
Total Expenditures	<u>1,542,997</u>	<u>1,033,911</u>	<u>789,268</u>	<u>380,783</u>	<u>113,070</u>
Revenues Over/(Under) Expenditures	(179,591)	102,608	(197,662)	11,004	65,867
Other Financing Sources					
Proceeds from sale of bonds			313,875		33,216
Fund Balance, Beginning of the year	481,672	379,064	262,851	251,847	152,764
End of the year	<u>\$ 302,081</u>	<u>\$ 481,672</u>	<u>\$ 379,064</u>	<u>\$ 262,851</u>	<u>\$ 251,847</u>

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
96%	96%	94%	98%	99%
1%	*	1%	1%	1%
*	*	1%	*	*
3%	4%	4%	1%	*
100%	100%	100%	100%	100%
3%	3%	4%	4%	7%
1%	1%	*	1%	1%
52%	37%	53%	50%	
57%	50%	76%	43%	55%
113%	91%	133%	98%	63%
(13%)	9%	(33%)	2%	37%

Harris County Municipal Utility District No. 552
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2025

Complete District Mailing Address: 1330 Post Oak Blvd, Suite 2650 Houston, Texas 77056
District Business Telephone Number: (713) 850-9000
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): July 12, 2023
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Ben Gillis	5/24 - 5/28	\$ 2,210	\$ -	President
James Parker	5/22 - 5/26	1,326		Vice President
Mark Lewis	5/22 - 5/26	2,873	1,727	Secretary
J. Kent Marsh	5/24 - 5/28	3,094	238	Assistant Secretary
Robert Bryant	5/24 - 5/28	2,210		Treasurer
Consultants				
Sanford, Kuhl, Hagan, Kugle, Parker, Kahn LLP	2017	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 81,238		
<i>Bond counsel</i>		151,950		
Environmental Development Partners, LLC	2018	201,511		Operator
Municipal Accounts & Consulting L.P.	2017	63,733		Bookkeeper
Bob Leared Interests	2018	17,083		Tax Collector
Harris Central Appraisal District	Legislation	13,372		Property Valuation
Perdue Brandon Fielder Collins & Mott LLP	2020	1,909		Delinquent Tax Attorney
Quiddity Engineering, LLC	2017	76,096		Engineer
McGrath & Co., PLLC	2018	29,800		Auditor
R.W. Baird & Co., Incorporated	2017	110,445		Financial Advisor

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

See accompanying auditor's report.