

PRELIMINARY OFFICIAL STATEMENT DATED MAY 19, 2026

This Preliminary Official Statement is subject to completion and amendment and is intended solely for the purpose of soliciting initial bids on the Bonds. Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Underwriter.

IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, INTEREST ON THE BONDS (I) IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER SECTION 103 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND (II) IS NOT AN ITEM OF TAX PREFERENCE FOR PURPOSES OF THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE "TAX MATTERS" HEREIN, INCLUDING INFORMATION REGARDING POTENTIAL ALTERNATIVE MINIMUM TAX CONSEQUENCES FOR CORPORATIONS.

THE BONDS WILL NOT BE DESIGNATED "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

NEW ISSUE - Book-Entry-Only

\$9,000,000

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

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

UNLIMITED TAX ROAD BONDS, SERIES 2026

The bonds described above (the "Bonds") are obligations solely of Harris County Improvement District No. 14 (the "District") and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District.

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax levied, without legal limitation as to rate or amount, levied against all taxable property within the District. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. See "INVESTMENT CONSIDERATIONS."

Dated Date: July 1, 2026

Due: May 1, as shown below

Interest Accrual Date: Date of Delivery

Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A., Houston, Texas (the "Paying Agent/Registrar" or "Registrar/Paying Agent") upon surrender of the Bonds for payment. Interest on the Bonds accrues from the initial date of delivery (expected on or about July 22, 2026) (the "Date of Delivery"), and is payable each November 1 and May 1, commencing November 1, 2026, until maturity or prior redemption. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity, as shown below.

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 will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."

MATURITY SCHEDULE

Due	Principal	Interest	Initial	CUSIP	Due	Principal	Interest	Initial	CUSIP
<u>May 1</u>	<u>Amount (a)</u>	<u>Rate</u>	<u>Reoffering</u>	<u>Number (c)</u>	<u>May 1</u>	<u>Amount (a)</u>	<u>Rate</u>	<u>Reoffering</u>	<u>Number (c)</u>
			<u>Yield (b)</u>					<u>Yield (b)</u>	
2029	\$ 160,000				2042	\$ 305,000 (d)			
2030	170,000				2043	320,000 (d)			
2031	180,000				2044	335,000 (d)			
2032	185,000				2045	350,000 (d)			
2033	195,000 (d)				2046	370,000 (d)			
2034	205,000 (d)				2047	390,000 (d)			
2035	215,000 (d)				2048	405,000 (d)			
2036	225,000 (d)				2049	500,000 (d)			
2037	240,000 (d)				2050	575,000 (d)			
2038	250,000 (d)				2051	850,000 (d)			
2039	260,000 (d)				2052	850,000 (d)			
2040	275,000 (d)				2053	900,000 (d)			
2041	290,000 (d)								

(a) The Underwriter (as hereinafter defined) may designate one or more maturities as term bonds. See accompanying "Official Notice of Sale" and "Official Bid Form."

(b) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Underwriter (as herein defined) for offers to the public and which subsequently may be changed.

(c) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Underwriter shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.

(d) Bonds maturing on or after May 1, 2033, are subject to redemption at the option of the District prior to their maturity dates in whole, or from time to time in part, on May 1, 2032, or on any date thereafter at a price of par plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. See "THE BONDS—Redemption Provisions."

The Bonds are offered by the Underwriter subject to prior sale, when, as and if issued by the District, and accepted by the Underwriter, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson, LLP, Houston, Texas, Bond Counsel. See "LEGAL MATTERS." Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about July 22, 2026.

Bids Due: Tuesday, June 16, 2026, at 10:00 A.M., Houston Time in Houston, Texas
Bid Award: Tuesday, June 16, 2026, at 1:00 P.M., Houston Time in Houston, Texas

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USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, as amended and in effect on the date hereof, this document constitutes an Official Statement 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 the information permitted by Rule 15c2-12.

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

This Official Statement is not to be used in an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, 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 Allen Boone Humphries Robinson LLP, Bond Counsel, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of duplication costs.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12, as amended.

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Underwriter and thereafter only as specified in “PREPARATION OF OFFICIAL STATEMENT—Updating the Official Statement.”

OFFICIAL STATEMENT SUMMARY

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

THE DISTRICT

Description...

Harris County Improvement District No. 14 (the “District”) is a political subdivision of the State of Texas created as an improvement district in 2009 under Section 59, Article XVI, the Texas Constitution by Senate Bill 2472 of the Texas Legislature, 81st Regular Session, effective May 27, 2009, as codified in Chapter 3882 of the Texas Special District Local Laws Code. The District operates pursuant to Chapter 3882 of the Texas Special District Local Laws Code; certain provisions of Chapter 375 of the Texas Local Government Code, as amended; certain provisions of Chapters 49 and 54 of the Texas Water Code, as amended; and Article XVI, Section 59 and Article III, Section 52 and 52-a of the Texas Constitution. The District is subject to the continuing supervisory jurisdiction of the Texas Commission on Environmental Quality (the “TCEQ” or “Commission”). The District has the authority, among other things, to finance and construct water, sewer, and drainage facilities, roads, parks and recreational facilities, and other public infrastructure to serve the land within the District’s boundaries. The District contains approximately 828 acres of land, including approximately 62 acres annexed into the District on February 17, 2026. See “THE DISTRICT.”

Location...

The District is located in northwest Harris County, approximately 25 miles northwest of the central downtown business district of the City of Houston (the “City”). The District lies wholly within the extraterritorial jurisdiction of the City and is within the boundaries of the Cypress Fairbanks Independent School District. The District lies approximately 2 miles southeast of the intersection of State Highway 290 and State Highway 99 (Grand Parkway). The District can be accessed from State Highway 290 via Mason Road. See “THE DISTRICT—Description and Location” and “AERIAL PHOTOGRAPH.”

*The Developer
and Major Landowner...*

The developer of approximately 394 acres of land in the District (including approximately 35 acres currently under construction) is Dunham Pointe Development LLC (the “Developer”), a Texas limited liability company, which is 100% owned by Archie Dunham and the estate of Linda Dunham. The Developer was formed for the sole purpose of developing the District and the adjacent improvement district, Harris County Improvement District No. 13 (“HCID No. 13”). Mason Westgreen, L.P., a Texas limited partnership and real estate investor, the general partner of which is Mason Westgreen GP LLC (“Mason Westgreen”), a Texas limited liability company, which is 100% owned by Archie Dunham and the estate of Linda Dunham, sells land within the District to the Developer and other third-party entity developers. As of the date hereof, the Developer has purchased all remaining acreage from Mason Westgreen and Mason Westgreen does not own any additional acreage in the District. The Developer and Mason Westgreen are related entities. See “THE DEVELOPER AND MAJOR LANDOWNER.”

No landowner, developer or any of their respective affiliates is obligated to pay any principal of or interest on the Bonds. See “THE DEVELOPER AND MAJOR LANDOWNER.”

Status of Development...

Single-family residential development in the District consists of Dunham Pointe, Sections 1 through 17, Section 19 and Section 22 and Model Court, Sections 1 and 2, totaling 1,151 completed single-family residential lots on approximately 359 acres. As of May 19, 2026, there were 829 completed and occupied homes, 88 homes under construction or in a builder’s name, and 234 vacant developed lots. Additionally, there are 80 single-family residential lots under construction on approximately 35 acres in Dunham Pointe, Sections 18 and 25 which are expected to be completed in the fourth quarter of 2026.

In addition, there are approximately 137 developable acres remaining to be developed, and approximately 297 acres in the District are not developable, including public rights-of-way, pipeline easements, utility sites, detention, drill sites, recreational sites and open space. See “THE DISTRICT—Land Use,” “—Status of Development” and “—Homebuilding.”

Homebuilders... Coventry Homes, David Weekley Homes, Newmark Homes, Toll Brothers, Fedrick Harris Homes and Tri Pointe Homes are building homes in Dunham Pointe which range in sales price from approximately \$500,000 to \$3,000,000. See “THE DISTRICT—Homebuilding.”

Payment Record... The District has previously issued \$32,100,000 principal amount of unlimited tax bonds for purchasing and constructing water, sewer and drainage facilities in four series, \$8,000,000 principal amount of unlimited tax bonds for purchasing and constructing road facilities in one series, and \$8,000,000 principal amount of unlimited tax bonds for purchasing and constructing parks and recreational facilities in one series, \$47,645,000 of which collectively remains outstanding (the “Outstanding Bonds”) as of the date hereof. See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds.” The District capitalized six (6) months of interest from proceeds of the Series 2025A Bonds in December 2025, twelve (12) months of interest from proceeds of the Series 2025B Park Bonds in December 2025 and will capitalize six (6) months of interest from proceeds of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.” The District has timely paid its debt service on the Outstanding Bonds.

Future Debt... The District has authorized the preparation and submittal of a bond application to the TCEQ requesting approval to sell approximately \$11,500,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities. The District expects to issue such bonds in the fourth quarter of 2026 after receiving approval from the TCEQ. See “INVESTMENT CONSIDERATIONS—Future Debt.”

THE BONDS

Description... The \$9,000,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”) are being issued as fully-registered bonds pursuant to a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the District’s Board of Directors (the “Board”). The Bonds are scheduled to mature serially on May 1 in the years 2029 through 2053, both inclusive, in the principal amounts and accrue interest at the rates shown on the cover page hereof. The Bonds will be issued in denominations of \$5,000 or integral multiples of \$5,000. Interest on the Bonds accrues from the Date of Delivery, and is payable November 1, 2026, and each May 1 and November 1 thereafter, until the earlier of maturity or redemption. See “THE BONDS.”

Book-Entry-Only System... The Depository Trust Company (defined as “DTC”), New York, New York, 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 requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”

Redemption... Bonds maturing on or after May 1, 2033 are subject to redemption in whole, or from time to time in part, at the option of the District prior to their maturity dates on May 1, 2032, or on any date thereafter at a price of par plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. See “THE BONDS—Redemption Provisions.”

Use of Proceeds... Proceeds of the Bonds will be used to reimburse the Developer for construction costs and land acquisition costs, engineering and testing costs, and related interest and development costs for road facilities; to capitalize six (6) months of interest on the Bonds; and to pay costs of issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS” and “THE ROAD SYSTEM.”

<i>Authority for Issuance...</i>	The Bonds are the second series of bonds issued out of an aggregate of \$172,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of purchasing and constructing road facilities and refunding of such bonds. The Bonds are issued by the District pursuant to the terms and provisions of Article III, Section 52 of the Texas Constitution, Chapter 3882, Texas Special District Local Laws Code, Chapter 375, Texas Local Government Code, Chapters 49 and 54 of the Texas Water Code, as amended, the general laws of the State of Texas, and the Bond Resolution. See “THE BONDS—Authority for Issuance,” “—Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS—Future Debt.”
<i>Source of Payment...</i>	Principal of and interest on the Bonds and the Outstanding Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied, without legal limitation 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 City, Harris County, the State of Texas or any entity other than the District. See “THE BONDS—Source of Payment.”
<i>Municipal Bond Rating and Municipal Bond Insurance...</i>	The District has not applied for an underlying rating on the Bonds nor is it expected that the District would have received an investment grade rating had such application been made. Applications have been made to various municipal bond insurance companies for qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Underwriter at the Underwriter's expense. The payment of any rating fee related to the insurance will be the responsibility of the Underwriter. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance” and “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.”
<i>Not Qualified Tax-Exempt Obligations</i>	The Bonds will not be designated “qualified tax-exempt obligations” for financial institutions.
<i>Bond Counsel...</i>	Allen Boone Humphries Robinson LLP, Houston, Texas. See “MANAGEMENT OF THE DISTRICT,” “LEGAL MATTERS,” and “TAX MATTERS.”
<i>Financial Advisor...</i>	Masterson Advisors LLC, Houston, Texas. See “MANAGEMENT OF THE DISTRICT.”
<i>Disclosure Counsel...</i>	McCall, Parkhurst & Horton, LLP, Houston, Texas.
<i>Paying Agent/Registrar...</i>	The Bank of New York Mellon Trust Company, N.A., Houston, Texas. See “THE BONDS—Method of Payment of Principal and Interest.”

INVESTMENT CONSIDERATIONS

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

SELECTED FINANCIAL INFORMATION (UNAUDITED)

2025 Certified Taxable Assessed Valuation	\$454,060,928 (a)
2026 Preliminary Taxable Assessed Valuation.....	\$611,182,251 (b)
Gross Direct Debt Outstanding (after the issuance of the Bonds).....	\$56,645,000 (c)
Estimated Overlapping Debt	<u>24,367,113 (d)</u>
Gross Direct Debt and Estimated Overlapping Debt	\$81,012,113
Ratios of Gross Direct Debt to:	
2025 Certified Taxable Assessed Valuation	12.48%
2026 Preliminary Taxable Assessed Valuation.....	9.27%
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:	
2025 Certified Taxable Assessed Valuation	17.84%
2026 Preliminary Taxable Assessed Valuation.....	13.25%
Operating Funds Available as of May 19, 2026.....	\$2,423,724
Water/Sewer/Drainage/Park Capital Projects Fund Available as of May 19, 2026	\$3,984,707
Road Capital Projects Funds Available as of May 19, 2026.....	\$ 42,351
Funds Available for Debt Service:	
Water/Sewer/Drainage/Park Debt Service Funds Available as of May 19, 2026.....	\$1,957,319 (e)
Road Debt Service Funds Available as of May 19, 2026	379,344 (e)
Capitalized Interest from Bond Proceeds (Six (6) Months) (Road).....	<u>225,000 (e)(f)</u>
Total Debt Service Funds Available.....	\$2,561,663
2025 Tax Rate:	
Debt Service.....	\$0.62
Maintenance and Operations.....	<u>0.73</u>
Total	\$1.35
Estimated Average Annual Debt Service Requirement (2027-2053) of the Bonds and the Outstanding Bonds at an assumed interest rate of 5.00% ("Average Annual Requirement").....	\$3,626,487 (g)
Estimated Maximum Annual Debt Service Requirement (2029) of the Bonds and the Outstanding Bonds at an assumed interest rate of 5.00% ("Maximum Requirement").....	\$3,906,581 (g)
Tax Rates Required to Pay Average Annual Requirement based upon:	
2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$0.85
2026 Preliminary Taxable Assessed Valuation at a 95% collection rate	\$0.63
Tax Rates Required to Pay Maximum Requirement based upon:	
2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$0.91
2026 Preliminary Taxable Assessed Valuation at a 95% collection rate	\$0.68
Status of Development as of May 19, 2026 (h):	
Homes Completed and Occupied.....	829
Homes Under Construction or in a Builder's Name	88
Lots Available for Home Construction.....	234
Lots Under Construction.....	80
Estimated Population	2,902 (i)

(a) As certified by the Harris Central Appraisal District (the "Appraisal District"). See "TAXING PROCEDURES."
(b) Provided by the Appraisal District as a preliminary indication of the 2026 taxable value (as of January 1, 2026). Such amount is subject to review and downward adjustment prior to certification. Such amount includes the 2026 preliminary real property value in the amount of \$608,142,282 and the 2025 certified personal property value in the amount of \$3,039,969. No tax will be levied on such amount until it is certified. See "TAXING PROCEDURES."
(c) Includes the Bonds and the Outstanding Bonds. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds."
(d) See "ESTIMATED OVERLAPPING DEBT."
(e) Neither Texas law nor the Bond Resolution requires that the District maintain any particular balance in the Debt Service Funds. Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a portion of the District's ad valorem tax revenue will be allocated to bonds sold for road facilities and refunding such bonds ("Road Bonds"), including the Bonds, and a portion will be allocated to bonds sold for water, sewer, drainage and park facilities and refunding such bonds ("Water, Sewer, Drainage and Park Bonds"). The Road Debt Service Fund is not pledged to Water, Sewer, Drainage and Park Bonds, and the Water, Sewer, Drainage and Park Debt Service Fund is not pledged to Road Bonds, including the Bonds. See "THE BONDS—Funds."
(f) The District will capitalize six (6) months of interest from Bond proceeds. The amount shown above is estimated at 5.00%. See "USE AND DISTRIBUTION OF BOND PROCEEDS."
(g) See "DEBT SERVICE REQUIREMENTS."
(h) See "THE DISTRICT—Land Use" and "—Status of Development."
(i) Based upon 3.5 persons per occupied single-family residence.

PRELIMINARY OFFICIAL STATEMENT

\$9,000,000

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14 *(A political subdivision of the State of Texas located within Harris County)*

UNLIMITED TAX ROAD BONDS SERIES 2026

This Official Statement provides certain information in connection with the issuance by Harris County Improvement District No. 14 (the “District”) of its \$9,000,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”).

The Bonds are issued by the District pursuant to the terms and provisions of Article III, Section 52 of the Texas Constitution, Chapter 3882, Texas Special District Local Laws Code, Chapters 49 and 54 of the Texas Water Code, as amended, Chapter 375, Texas Local Government Code, as amended, the general laws of the State of Texas, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”) and an election held within the District.

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and Dunham Pointe Development LLC (“Dunham Pointe” or the “Developer”). All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Allen Boone Humphries Robinson LLP, Bond Counsel, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

THE BONDS

Description

The Bonds will be dated July 1, 2026 and accrue interest from the Date of Delivery, with interest payable each November 1 and May 1, beginning November 1, 2026 (each, an “Interest Payment Date”), and will mature on the dates and in the amounts and accrue interest at the rates shown on the cover page hereof. The Bonds are issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

Method of Payment of Principal and Interest

In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A., Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America which, on the date of payment, is legal tender for the payment of debts due the United States of America. In the event the book-entry-only system is discontinued, principal of the Bonds shall be payable upon presentation and surrender of the Bonds as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Houston, Texas and interest on each Bond shall be payable by check payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owner of record as of the close of business on the April 15 or October 15 immediately preceding each Interest Payment Date (defined herein as the “Record Date”), to the address of such Registered Owner as shown on the Paying Agent/Registrar's records (the “Register”) or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day, as defined in the Bond Resolution.

Source of Payment

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants in the Bond Resolution to levy a continuing direct annual ad valorem tax, without legal limit as to rate or amount, upon all taxable property in the District sufficient to pay the principal of and interest on the Bonds, with full allowance being made for delinquencies and costs of collection. In the Bond Resolution, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose.

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

Funds

In the Bond Resolution, the Road Debt Service Fund is confirmed, and the proceeds from all taxes levied, assessed and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

Six (6) months of capitalized interest from the proceeds of the Bonds shall be deposited into the Road Debt Service Fund upon receipt. The remaining proceeds of sale of the Bonds shall be deposited into the Road Capital Projects Fund to be used for the purpose of reimbursing the Developer for certain construction costs, engineering and testing costs and land acquisition costs, to pay Developer interest and to pay the costs of issuance of the Bonds. Any monies remaining in the Road Capital Projects Fund will be used as described in the Bond Resolution or ultimately transferred to the Road Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

The Road Debt Service Fund is available for payment of principal of and interest on bonds issued for road facilities, including the Bonds. It is not available to pay principal or interest on bonds issued for water, sewer, drainage and park facilities.

The District maintains a Water/Sewer/Drainage/Park Debt Service Fund that is available for payment of debt service on bonds issued for water, sewer and drainage facilities and parks and recreational facilities. It is not available to pay principal or interest on bonds issued for road facilities, including the Bonds.

No Arbitrage

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates then 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 in the Bond Resolution 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.

Redemption Provisions

The District reserves the right, at its option, to redeem the Bonds maturing on or after May 1, 2033, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000 on May 1, 2032, or any date thereafter, at a price of par value plus unpaid accrued interest on the principal amounts called for redemption from the most recent Interest Payment Date to the date fixed for redemption.

If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed will be selected by the District. If less than all the Bonds of a certain maturity are to be redeemed, the particular Bonds to be redeemed shall be selected by the Paying Agent/Registrar by lot or other random method (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

If a Bond subject to redemption is in a denomination larger than \$5,000, a portion of such Bond may be redeemed, but only in integral multiples of \$5,000. Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Bond or Bonds of like series and maturity and interest rate in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

Notice of any redemption identifying the Bonds to be redeemed in whole or in part shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for redemption by sending written 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 Register. Such notices shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment and, if less than all the Bonds outstanding are to be redeemed, the numbers of the Bonds or the portions thereof to be redeemed. Any notice given shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives such notice. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

Authority for Issuance

At a bond election held within the District, voters of the District authorized the issuance of \$172,000,000 principal amount of unlimited tax bonds for purchasing and constructing road facilities and refunding of such bonds. The Bonds are being issued pursuant to such authorization.

The Bonds are issued by the District pursuant to the terms and provisions of Article III, Section 52 of the Texas Constitution, Chapter 3882, Texas Special District Local Laws Code, Chapter 375, Texas Local Government Code, as amended, Chapters 49 and 54 of the Texas Water Code, as amended, the general laws of the State of Texas, and the Bond Resolution.

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the safety of the Bonds as an investment or upon the adequacy of the information contained in this Official Statement.

Registration and Transfer

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the Register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution.

In the event the Book-Entry-Only System should be discontinued, each Bond shall be transferable only upon the presentation and surrender of such Bonds at the principal payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Bond in proper form for transfer, the Paying Agent/Registrar has been directed by the District to authenticate and deliver in exchange therefor, within three (3) business days after such presentation, a new Bond or Bonds, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and paying interest at the same rate as the Bond or Bonds so presented.

All Bonds shall be exchangeable upon presentation and surrender thereof at the principal payment office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination in an aggregate amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Paying Agent/Registrar is authorized to authenticate and deliver exchange Bonds. Each Bond delivered shall be entitled to the benefits and security of the Bond Resolution to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

Neither the District nor the Paying Agent/Registrar shall be required to transfer or to exchange any Bond during the period beginning on a Record Date and ending the next succeeding Interest Payment Date or to transfer or exchange any Bond called for redemption during the thirty (30) day period prior to the date fixed for redemption of such Bond.

The District or the Paying Agent/Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the District.

Lost, Stolen or Destroyed Bonds

In the event the Book-Entry-Only System should be discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, apparently destroyed, or wrongfully taken, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding.

Registered owners of lost, stolen or destroyed Bonds will be required to pay the District's costs to replace such Bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

Replacement of Paying Agent/Registrar

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a national or state banking institution, a corporation organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority, to act as Paying Agent/Registrar for the Bonds.

Issuance of Additional Debt

The District may issue additional bonds, with the approval of the TCEQ (other than road bonds, refunding bonds, parks and recreational facilities bonds and economic development bonds), necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. The District's voters have authorized the issuance of \$172,000,000 principal amount of unlimited tax bonds for purchasing and constructing road facilities and refunding of such bonds, \$302,650,000 principal amount of unlimited tax bonds for purchasing and constructing water, sewer and drainage facilities and refunding of such bonds, \$51,350,000 principal amount of unlimited tax bonds for purchasing and constructing parks and recreational facilities and refunding of such bonds, and \$25,000,000 principal amount of unlimited tax bonds for economic development and refunding of such bonds. The Texas Attorney General's office has taken the position that the Texas Constitution does not allow ad valorem tax revenues to be used to pay for bonds issued for economic development purposes. After issuance of the Bonds, \$155,000,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing road facilities and refunding of such bonds, \$270,550,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing water, sewer and drainage facilities and refunding of such bonds, \$43,350,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing park and recreational facilities and refunding of such bonds and all of the authorized bonds for economic development and refunding of such bonds will remain authorized but unissued. In addition, voters may authorize the issuance of additional bonds secured by ad valorem taxes. The issuance of additional obligations may increase the District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds. See "INVESTMENT CONSIDERATIONS—Future Debt."

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

Annexation by the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City, the District must conform to a City consent ordinance. Generally, the District may be annexed by the City without the District's consent, and the City cannot annex territory within the District unless it annexes the entire District; however, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District. The District currently does not have a strategic partnership agreement with the City.

If the District is annexed, the City will assume the District's assets and obligations (including the Bonds) and dissolve the District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation that the City will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur.

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its 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.

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, 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 Resolution. Except for mandamus, the Bond Resolution 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 Resolution 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. See "INVESTMENT CONSIDERATIONS—Registered Owners' Remedies and Bankruptcy Limitations."

Legal Investment and Eligibility to Secure Public Funds in Texas

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

"(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic."

"(b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

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

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations, or investment criteria which might 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.

Defeasance

The Bond Resolution 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 the 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.

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy or completeness thereof. The District cannot and does not give any assurances that DTC, DTC Direct Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) Bonds representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) prepayment or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will do so on a timely basis or that DTC, DTC Direct Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedure" of DTC to be followed in dealing with DTC Direct Participants are on file with DTC.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. With respect to the Bonds, 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 3.6 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 its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of "AA+" from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Underwriter take any responsibility for the accuracy thereof.

USE AND DISTRIBUTION OF BOND PROCEEDS

The construction costs below were compiled by BGE, Inc., the District's engineer (the "Engineer"). A portion of the proceeds from the sale of the Bonds will be used to pay for the construction, land and development costs associated with the items shown below and to pay certain non-construction costs associated with the issuance of the Bonds. Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and Masterson Advisors LLC (the "Financial Advisor"). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed upon procedures by the District's auditor. Surplus funds, if any, may be expended for any lawful purpose for which surplus road construction funds may be used.

CONSTRUCTION COSTS

Jack Road Street Dedication and Reserve.....	\$ 1,121,284
Dunham Pointe, Section 2 Paving.....	723,640
Dunham Pointe, Section 3 Paving.....	470,433
Dunham Pointe, Section 4 Paving.....	815,120
Dunham Pointe, Section 5 Paving.....	739,452
Dunham Pointe, Section 6 Paving.....	326,473
Dunham Pointe Single-Family Section Road Right-of-Way Land Acquisition Costs.....	1,619,746
Major Thoroughfare Right-of-Way Land Acquisition Costs.....	287,813
Engineering.....	676,908
Material Testing.....	102,972
SWPPP Management.....	76,852
Geotechnical Reports.....	23,509

Total Construction Related Costs..... \$ 6,984,203

NON-CONSTRUCTION COSTS

Bond Discount (Estimated at 3.00%).....	\$ 270,000
Capitalized Interest (Six (6) Months Estimated at 5.00%).....	225,000
Developer Interest (Estimated).....	1,078,659

Total Non-Construction Costs..... \$ 1,573,659

ISSUANCE COSTS AND FEES

Issuance Costs and Professional Fees.....	\$ 412,138
Bond Engineering Fees.....	21,000
State Regulatory Fees.....	9,000

Total Issuance Costs and Fees..... \$ 442,138

TOTAL BOND ISSUE..... \$ 9,000,000

THE DISTRICT

General

The District is a political subdivision of the State of Texas created as an improvement district in 2009 under Section 59, Article XVI, and by Senate Bill 2472 of the Texas Legislature, 81st Regular Session, effective May 27, 2009, as codified in Chapter 3882 of the Texas Special District Local Laws Code. The District operates pursuant to Chapter 3882 of the Texas Special District Local Laws Code; as amended, certain provisions of Chapter 375 of the Texas Local Government Code, as amended; certain provisions of Chapters 49 and 54 of the Texas Water Code, as amended; and Article XVI, Section 59 and Article III, Section 52 and 52-a of the Texas Constitution. The District is subject to the continuing supervisory jurisdiction of the Texas Commission on Environmental Quality (the “TCEQ” or “Commission”). The District has the authority, among other things, to finance and construct water, sewer, drainage, roads, parks and recreational facilities, and other public infrastructure to serve the land within the District’s boundaries. The District contains approximately 828 acres of land, including approximately 62 acres annexed into the District on February 17, 2026.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants for the supply and distribution of water; the collection, transportation, and treatment of wastewater; the control and diversion of storm water; and the provision of parks and recreational facilities. The District is also empowered to construct roads and improvements in aid thereof. The District may issue bonds and other forms of indebtedness to purchase or construct all of such facilities. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts after approval by the TCEQ and the voters of the District. The District may purchase, construct, operate and maintain public improvements authorized for an improvement district and may provide for the creation of programs and making of loans and grants of public monies for the public purposes of development and diversification of the State’s economy, the elimination of unemployment and/or the development or expansion of transportation or commerce.

The TCEQ exercises continuing supervisory jurisdiction over the District only for the water, sewer and drainage projects. The District is required to observe certain requirements of the City which, along with Texas law, limit the purposes for which the District may sell bonds for the acquisition, construction, and improvement of waterworks, wastewater, drainage, road, recreational, economic development and fire-fighting facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; and require certain public facilities to be designed in accordance with applicable City standards. Construction and operation of the District’s system are subject to the regulatory jurisdiction of additional government agencies. See “THE SYSTEM—Regulation.”

Description and Location

The District is located in northwest Harris County approximately 25 miles northwest of the central downtown business district of Houston, Texas. The District lies wholly within the extraterritorial jurisdiction of the City and is within the boundaries of the Cypress Fairbanks Independent School District. The District lies approximately 2 miles southeast of the intersection of State Highway 290 and State Highway 99 (Grand Parkway). The District can be accessed from State Highway 290 via Mason Road. See “AERIAL PHOTOGRAPH.”

Land Use

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

	Approximate	
<u>Single-Family Residential</u>	<u>Acres</u>	<u>Lots</u>
Dunham Pointe Model Court, Section 1.....	3	6
Dunham Pointe Model Court, Section 2.....	1	3
Dunham Pointe, Section 1.....	35	114
Dunham Pointe, Section 2.....	17	79
Dunham Pointe, Section 3.....	8	38
Dunham Pointe, Section 4.....	21	61
Dunham Pointe, Section 5.....	17	43
Dunham Pointe, Section 6.....	19	67
Dunham Pointe, Section 7.....	11	50
Dunham Pointe, Section 8.....	25	79
Dunham Pointe, Section 9.....	19	72
Dunham Pointe, Section 10.....	17	44
Dunham Pointe, Section 11.....	10	44
Dunham Pointe, Section 12.....	17	73
Dunham Pointe, Section 13.....	16	44
Dunham Pointe, Section 14.....	15	54
Dunham Pointe, Section 15.....	19	50
Dunham Pointe, Section 16.....	21	64
Dunham Pointe, Section 17.....	21	53
Dunham Pointe, Section 18 (a).....	23	52
Dunham Pointe, Section 19.....	23	65
Dunham Pointe, Section 22.....	24	48
Dunham Pointe, Section 25 (a).....	12	28
Subtotal.....	394	1,231
<i>Future Development</i>	137	---
<i>Undevelopable (b)</i>	297	---
	828	1,231

- (a) Water, sewer, and drainage, parks and recreational and/or paving facilities are under construction with completion expected in the fourth quarter of 2026.
- (b) Includes public rights-of-way, pipeline easements, utility sites, detention, drill sites, recreational sites and open space.

Status of Development

Single-family residential development in the District consists of Dunham Pointe, Sections 1 through 17, Section 19 and Section 22 and Model Court, Sections 1 and 2, totaling 1,151 completed single-family residential lots on approximately 359 acres. As of May 19, 2026, there were 829 completed and occupied homes, 88 homes under construction or in a builder’s name, and 234 vacant developed lots. Additionally, there are 80 single-family residential lots under construction on approximately 35 acres in Dunham Pointe, Sections 18 and 25 which are expected to be completed in the fourth quarter of 2026.

Homebuilding

Coventry Homes, David Weekley Homes, Newmark Homes, Toll Brothers, Fedrick Harris Homes and Tri Pointe Homes are building homes in Dunham Pointe which range in sales price from approximately \$500,000 to \$3,000,000.

Future Development

There are approximately 137 developable acres remaining to be developed and approximately 297 acres in the District are not developable, including public rights-of-way, pipeline easements, utility sites, detention, drill sites, recreational sites and open space.

The Engineer has stated that under current development plans, the remaining principal amount of authorized but unissued bonds for water, sewer and drainage facilities and refunding of same (\$270,550,000), road facilities and refunding of same (\$155,000,000), and parks and recreational facilities and refunding of same (\$43,350,000) should be sufficient to finance the construction of facilities to complete the District's road, water, sewer and drainage and parks and recreational system for full development of the District. See "THE SYSTEM," "THE ROAD SYSTEM" and "INVESTMENT CONSIDERATIONS—Future Debt."

THE DEVELOPER AND MAJOR LANDOWNER

Role of a Developer

In general, the activities of a landowner or developer in an improvement district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of streets and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other developers or third parties. While a developer is required by the TCEQ to pave streets in areas where utilities are to be financed by a district through a specified bond issue, a developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

Neither the Developer nor any of its affiliates, are obligated to pay principal of or interest on the Bonds. Furthermore, the Developer has a binding commitment to the District to carry out any plan of development and may sell or otherwise dispose of its property within the District, or any other assets, at any time, and the furnishing of information relating to Developer should not be interpreted as such a commitment. Prospective Bond 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 boundaries of the District. See "INVESTMENT CONSIDERATIONS."

Prospective Bond purchasers should note that any prior real estate experience discussed below of the Developer should not be construed as an indication that further development within the District will occur, or that 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. See "INVESTMENT CONSIDERATIONS."

Dunham Pointe LLC and Mason Westgreen L.P.

The developer of approximately 394 acres of land in the District (including approximately 35 acres currently under construction) is Dunham Pointe Development LLC (the "Developer"), a Texas limited liability company, which is 100% owned by Archie Dunham and the estate of Linda Dunham. The Developer was formed for the sole purpose of developing the District and the adjacent improvement district, Harris County Improvement District No. 13 ("HCID No. 13"). Mason Westgreen, L.P., a Texas limited partnership and real estate investor, the general partner of which is Mason Westgreen GP LLC ("Mason Westgreen"), a Texas limited liability company, which is 100% owned by Archie Dunham and estate of Linda Dunham, sells land within the District to the Developer and other third-party entity developers. As of the date hereof, the Developer has purchased all remaining acreage from Mason Westgreen and Mason Westgreen does not own any additional acreage in the District. The Developer and Mason Westgreen are related entities. Neither the Developer nor Mason Westgreen has any third-party debt related to the development of the District. Bridgewater Realty Advisors is acting as a consultant on the development.

The Developer's assets consist primarily of the land in the District and the receivables due from the District for development costs. The Developer is not responsible for, liable for, and has not made any commitment for payment of the Bonds or other obligations of the District, and the description of the Developer's financial arrangements herein should not be construed as an implication to that effect. The Developer has no legal commitment to the District or owners of the Bonds to continue development of land within the District and may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the Developer's financial condition is subject to change at any time.

MANAGEMENT OF THE DISTRICT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, who own land within the District, which has control over and management supervision of all affairs of the District. Directors serve staggered four-year terms, and are appointed by the TCEQ from nominations made by the Board. The current directors and officers of the Board along with their titles and terms, are listed as follows:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
John Herzog	President	June 2029
Emily Lashbrook	Vice President	June 2029
Carol L. Mather	Secretary	June 2027
Carla A. Dawson	Assistant Secretary	June 2027
Debbie Hooper	Assistant Vice President	June 2027

District Consultants

The District does not have a general manager or other full-time employees, but contracts for certain necessary services as described below.

Bond Counsel/Attorney: The District has engaged Allen Boone Humphries Robinson LLP as general counsel to the District and as Bond Counsel in connection with the issuance of the District's Bonds. The legal fees to be 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.

Financial Advisor: Masterson Advisors LLC serves as the District's Financial Advisor. The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

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

Engineer: The District's consulting engineer is BGE, Inc.

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

Utility System Operator: The District contracts with Inframark, LLC for maintenance and operation of the District's system (the "Operator").

Tax Appraisal: The Harris Central Appraisal District has the responsibility of appraising all property within the District. See "TAXING PROCEDURES."

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the District's assessed valuations and certain other historical data concerning tax rates and tax collections has been provided by Assessments of the Southwest, Inc. and is included herein in reliance upon the authority of such firm as an expert in assessing property values and collecting taxes.

Disclosure Counsel: The District has engaged McCall, Parkhurst & Horton L.L.P., Houston, Texas as disclosure counsel. The fees paid to disclosure counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

THE SYSTEM

Regulation

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

Cost Sharing Agreement

On May 1, 2018, the District executed a Joint Facilities Agreement (the "Joint Facilities Agreement") with HCID No. 13. The term of the Joint Facilities Agreement is for forty (40) years. The Joint Facilities Agreement defines the two-party cost sharing terms and conditions for the financing, construction, operation, and use of the joint water supply and distribution facilities, joint sewage treatment and collection facilities, the shared stormwater and detention facilities, the shared road improvements and regional parks serving the District and HCID No. 13. On April 19, 2022, the District executed a Cost Sharing Agreement, which has subsequently been amended, (the "Cost Sharing Agreement") with HCID No. 13 to modify the Joint Facilities Agreement as further described below. All of the facilities are collectively referred to as the "Regional Facilities." Each District will finance, own and operate their respective internal water, sanitary sewer and storm water systems.

HCID No. 13 holds legal title to, and is responsible for operating the Regional Facilities, which are ultimately projected to serve 3,845 equivalent single-family connections ("ESFCs") for both the District and HCID No. 13. The District's initial projected pro rata share was forty-one percent (41%) and HCID No. 13's share was fifty-nine percent (59%), which has since been modified via the Cost Sharing Agreement to accurately reflect each district's current pro rata share. HCID No. 13 will construct the Regional Facilities through funds advanced by the Developer. Each district will share the costs associated with the maintenance and operation of the Regional Facilities, future expansions or capital costs based on their respective pro rata shares. The Cost Sharing Agreement modifies the Joint Facilities Agreement to clarify the districts' then-current pro rata shares of the Regional Facilities. As the District is currently developing in advance of HCID No. 13, the District's pro rata shares of several Regional Facilities temporarily exceeds those projected in the original Joint Facilities Agreement. For purpose of "THE SYSTEM," the Joint Facilities Agreement and the Cost Sharing Agreement are collectively referred to as the "Cost Sharing Agreement." As the development progresses within HCID No. 13 and the District, the Cost Sharing Agreement may be modified again to accurately reflect the parties' then-current pro rata shares in the Regional Facilities.

HCID No. 13 annually establishes a Regional Facilities Budget detailing the operational and maintenance expenses related to the Regional Facilities. Both HCID No. 13 and the District must annually approve such budget, and each shall take into account funding the then-current pro rata share of expenses.

Water, Sanitary Sewer and Drainage Facilities

Source of Water Supply: The District does not own or maintain a water plant or water well. Water supply is provided by water production facilities which are owned and operated by HCID No. 13. Pursuant to the Cost Sharing Agreement between the District and HCID No. 13, the water supply facilities include Water Well No. 1, which includes a 500 gallon per minute ("gpm") water well, Water Well No. 2, which includes a 1,000 gpm water well, a 25,000 gallon pressure tank, a 250,000 gallon ground storage tank, booster pump capacity of 2,500 gpm and a generator. Phase 3 and Phase 4 expansions of the HCID No. 13 water facilities are planned for an ultimate capacity sufficient to serve up to 3,850 ESFCs. Such expansions are not underway at this time. According to the Engineer, the District's current water supply is sufficient to serve 1,250 equivalent single-family connections ("ESFCs"). Pursuant to the Cost Sharing Agreement, the District's current pro rata share of the water supply capacity is 98% or 1,225 ESFCs, of which it is currently serving 917 ESFCs (829 completed homes and 88 homes under construction or in a builder's name). Although the District does not own any wells or water plant facilities, the District owns such capacity pursuant to the Cost Sharing Agreement. See "— Cost Sharing Agreement" above.

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

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

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

The District cannot predict the amount or level of fees and charges which may be due the Authority for future years, but anticipates the need to continue passing such fees through to its customers in higher water and sewer rates. In the event the Authority fails to reduce groundwater withdrawal to the levels specified in the Regulatory Plan by the deadlines established by the Subsidence District, then the District and others within the Authority’s GRP group will be required to pay a disincentive fee on withdrawn groundwater. This fee is expected to be substantial and the District expects it would need to pass such fee through to its customers through higher water and sewer rates or utilize portions of its maintenance tax revenues. This fee would be in addition to the Authority’s fee.

Wastewater Treatment: The District does not own or maintain a wastewater plant. Pursuant to the Cost Sharing Agreement, wastewater treatment for the District is provided by a 300,000 gallon per day (“gpd”) interim wastewater treatment plant operated by HCID No. 13. Monthly lease payments of \$14,700 began on October 31, 2019 and will continue for a term of 60 months with an option to purchase pursuant to the Lease Agreements with Option to Purchase. According to the Engineer, the District’s current wastewater treatment facilities are sufficient to serve 1,200 ESFCs based on the updated TCEQ design criteria of 250 gpd per ESFC. Under the Cost Sharing Agreement, the District’s current pro rata share of the wastewater treatment capacity is based on the existing use of facilities between the District and HCID No. 13 (currently 98% or 980 ESFCs). See “—Cost Sharing Agreement” herein. The District is currently serving 917 ESFCs (829 completed homes and 88 homes under construction or in a builder’s name). The interim wastewater treatment plant is currently operating at approximately 65% capacity (average daily flow of 195,000 gpd out of 300,000 gpd) based on the actual sanitary sewer flows from existing connections. If needed, the District will submit a request to the TCEQ for wastewater treatment design flow re-rating based on the available historical sanitary sewer flow data to show there is sufficient capacity to serve all active connections.

Internal Water Distribution, Wastewater Collection and Storm Drainage Facilities

Internal water distribution, wastewater collection and storm drainage facilities have been constructed by the Developer on behalf of the District to serve 1,151 single-family residential lots. Water distribution, wastewater collection and storm drainage facilities are under construction to serve an additional 80 single-family residential lots, which are expected to be completed in the fourth quarter of 2026. See “THE DISTRICT—Land Use.”

Storm Water Drainage Facilities and Flood Plain

The entire District is located in the Cypress Creek watershed and drains naturally by way of overland sheet flow to Cypress Creek (HCFCD Unit K100-00-00) and K159-00-00, a tributary of Cypress Creek. Internal stormwater collection lines have been constructed for drainage system improvements to serve the District’s development. The District’s storm drainage collection system will consist of curbs and gutters with inlets and reinforced concrete storm sewers. This system will serve the entire District’s drainage area and will convey flows to a system of interconnected regional storm water detention basins owned and maintained by HCID No. 13 for the benefit of both districts.

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (“FEMA”) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years.

According to the Engineer, approximately 119 acres in the southern portion of the District lie within the existing 100-year flood plain delineated on the FIRM Panel 48201C0405M (revised October 16, 2013). Approximately 16.5 acres of such land have been filled with amenity/detention pond excavation and a LOMR-F has been approved by FEMA which officially removes such approximately 16.5 acres from the 100-year flood plain. A total of approximately 102.5 undevelopable acres within the floodplain is composed of approximately 44 acres that will serve as detention improvements and approximately 58.5 acres of jurisdictional wetlands, which will not require removal from the floodplain. See “INVESTMENT CONSIDERATIONS—Extreme Weather Events.”

Pursuant to the Cost Sharing Agreement, HCID No. 13 funds, constructs, owns, and operates the Regional Facilities, including regional drainage and detention facilities benefiting both HCID No. 13 and the District. The District’s current pro rata share of such Regional Facilities is defined in the amended Cost Sharing Agreement.

Atlas 14

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

THE ROAD SYSTEM

Several arterial/collector streets which lie within or near the boundaries of the District have been and will be financed with a portion of the proceeds of the Outstanding Bonds and the Bonds. All public roadways are designed and constructed in accordance with Harris County rules and regulations. Upon acceptance by the County of roadways or roadway facilities, the County is responsible for operation and maintenance thereof. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a detailed description of the use of the Bond proceeds.

THE PARK SYSTEM

The District prepared and approved a Park Plan, as may be amended from time to time. The Park Plan outlines projects related to parks and recreational facilities within the District. The Developer has constructed certain park and recreational facilities within the District. A portion of the proceeds of the Outstanding Bonds have been used to finance park and recreational facilities in Dunham Pointe and to reimburse the Developer for various park and recreational facility expenditures, including but not limited to the amenity portions of certain detention ponds, land acquisition, landscaping, hardscaping, and related appurtenances located within the District on District-owned property or within public rights-of-way.

FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)

2025 Certified Taxable Assessed Valuation.....	\$454,060,928 (a)
2026 Preliminary Taxable Assessed Valuation	\$611,182,251 (b)
Gross Direct Debt Outstanding (after the issuance of the Bonds)	\$56,645,000 (c)
Estimated Overlapping Debt	24,367,113 (d)
Gross Direct Debt and Estimated Overlapping Debt.....	\$81,012,113
Ratios of Gross Direct Debt to:	
2025 Certified Taxable Assessed Valuation	12.48%
2026 Preliminary Taxable Assessed Valuation	9.27%
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:	
2025 Certified Taxable Assessed Valuation.....	17.84%
2026 Preliminary Taxable Assessed Valuation	13.25%

- (a) As certified by the Appraisal District. See “TAXING PROCEDURES.”
- (b) Provided by the Appraisal District as a preliminary indication of the 2026 taxable value (as of January 1, 2026). Such amount is subject to review and downward adjustment prior to certification. Such amount includes the 2026 preliminary real property value in the amount of \$608,142,282 and the 2025 certified personal property value in the amount of \$3,039,969. No tax will be levied on such amount until it is certified. See “TAXING PROCEDURES.”
- (c) Includes the Bonds and the Outstanding Bonds. See “—Outstanding Bonds” herein.
- (d) See “ESTIMATED OVERLAPPING DEBT.”

Cash and Investment Balances (unaudited below)

Operating Funds Available as of May 19, 2026.....	\$2,423,724
Water/Sewer/Drainage/Park Capital Projects Funds Available as of May 19, 2026.....	\$3,984,707
Road Capital Projects Funds Available as of May 19, 2026	\$ 42,351

Funds Available for Debt Service:

Water/Sewer/Drainage Debt Service Funds Available as of May 19, 2026.....	\$1,957,319 (a)
Road Debt Service Funds Available as of May 19, 2026.....	379,344 (a)
Capitalized Interest from Bond Proceeds (Six (6) Months) (Road)	225,000 (a)(b)
Total Funds Available for Debt Service	\$2,561,663

- (a) Neither Texas law nor the Bond Resolution requires that the District maintain any particular balance in the Debt Service Funds. Although all of the District’s debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a portion of the District’s ad valorem tax revenue will be allocated to bonds sold for road facilities and refunding such bonds (“Road Bonds”), including the Bonds, and a portion will be allocated to bonds sold for water, sewer, drainage and park facilities and refunding such bonds (“Water, Sewer, Drainage and Park Bonds”). The Road Debt Service Fund is not pledged to Water, Sewer, Drainage and Park Bonds, and the Water, Sewer, Drainage and Park Debt Service Fund is not pledged to Road Bonds, including the Bonds. See “THE BONDS—Funds.”
- (b) The District will capitalize six (6) months of interest from Bond proceeds. The amount shown above is estimated at 5.00%. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

District Investment Policy

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code. The District’s goal is to preserve principal and maintain liquidity while securing a competitive yield on its portfolio. Funds of the District will be invested in short term U.S. Treasuries, certificates of deposit insured by the Federal Deposit Insurance Corporation (“FDIC”) or secured by collateral evidenced by perfected safekeeping receipts held by a third party bank, and 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 District portfolio.

Outstanding Bonds

The District has previously issued four series of unlimited tax bonds for water, sewer and drainage facilities, one series of unlimited tax bonds for road facilities and one series of unlimited tax bonds for park and recreational facilities. The following table lists the original principal amount of such bonds by series and the principal amount of such bonds outstanding as of the date hereof (the “Outstanding Bonds”).

Series	Original Principal Amount	Outstanding Bonds (as of 5/2/2026)
2022	\$ 6,300,000	\$ 6,150,000
2023	7,500,000	7,345,000
2024 (a)	8,000,000	7,850,000
2024A	8,300,000	8,300,000
2025A	10,000,000	10,000,000
2025B (b)	8,000,000	8,000,000
Total	\$ 48,100,000	\$ 47,645,000

- (a) Unlimited tax road bonds.
- (b) Unlimited tax park bonds.

ESTIMATED OVERLAPPING DEBT

The following table indicates the outstanding debt payable from ad valorem taxes of governmental entities within which the District is located and the estimated percentages and amounts of such indebtedness attributable to property within the District. Debt figures equated herein to outstanding obligations payable from ad valorem taxes are based upon data obtained from individual jurisdictions or Texas Municipal Reports compiled and published by the Municipal Advisory Council of Texas. Furthermore, certain entities listed below may have issued additional obligations since the date listed and may have plans to incur significant amounts of additional debt. 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 the payment of debt service, and the tax burden for operation, maintenance and/or general revenue purposes is not included in these figures. The District has no control over the issuance of debt or tax levies of any such entities.

Taxing Jurisdiction	Outstanding Debt	As of	Overlapping	
			Percent	Amount
Harris County.....	\$ 2,473,177,553	4/30/2026	0.07%	\$ 1,731,224
Harris County Flood Control District.....	937,165,000	4/30/2026	0.07%	656,016
Harris County Hospital District.....	861,580,000	4/30/2026	0.07%	603,106
Harris County Department of Education.....	28,960,000	4/30/2026	0.07%	20,272
Port of Houston.....	386,074,397	4/30/2026	0.07%	270,252
Lone Star College District.....	342,055,000	4/30/2026	0.13%	444,672
Cypress Fairbanks ISD.....	3,276,440,000	4/30/2026	0.63%	20,641,572
Total Estimated Overlapping Debt.....				\$ 24,367,113
The District's Total Direct Debt (a).....				56,645,000
Total Direct and Estimated Overlapping Debt.....				\$ 81,012,113
Total Direct and Estimated Overlapping Debt as a Percentage of:				
2025 Certified Taxable Assessed Valuation of \$454,060,928.....				17.84%
2026 Preliminary Taxable Assessed Valuation of \$611,182,251.....				13.25%

- (a) Includes the Bonds and the Outstanding Bonds.

Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the taxes levied by the District. On January 1 of each year a tax lien attaches to property to secure the payment of all taxes, penalties and interest imposed on such property. The lien exists in favor of each taxing unit, including the District, having the power to tax the property. The District’s tax lien is on a parity with tax liens of taxing authorities shown below. In addition to ad valorem taxes required to pay debt service on bonded debt of the District and other taxing authorities, certain taxing jurisdictions are also 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 a summary of taxes levied for the 2025 tax year by all entities overlapping the District and the District’s 2025 tax rate. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges or any other levy of entities other than political subdivisions.

<u>Overlapping Entity</u>	2025 Tax Rate per \$100 <u>Assessed Valuation</u>
Harris County (a)	\$ 0.628928
Cypress Fairbanks Independent School District	1.066900
Lone Star College System	0.106000
Harris County ESD No. 9	0.038831
The District (b)	<u>1.350000</u>
Total	\$ 3.190659

(a) Includes the Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, and the Port of Houston Authority.
 (b) See “TAX DATA—Historical Tax Rate Distribution.”

DISTRICT OPERATIONS

General

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

General Fund Statement

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

	Fiscal Year Ended November 30				
	2025	2024	2023	2022	2021
REVENUES:					
Property Taxes	\$ 2,399,072	\$ 1,164,339	\$ 453,846	\$ 80,713	\$ 65,286
Water Service	323,626	201,037	92,968	24,203	-
Sewer Service	397,319	179,636	44,628	984	-
Regional Water Fees	445,059	319,339	181,943	18,455	-
Penalty and Interest	15,071	8,038	7,435	1,973	-
Tap Connection and Inspection Fees	479,236	504,729	539,238	442,002	-
Investment Income	39,900	11,293	251	10	24
Miscellaneous Income	5,220	3,480	143	-	-
TOTAL REVENUES	\$ 4,104,503	\$ 2,391,891	\$ 1,320,452	\$ 568,340	\$ 65,310
EXPENDITURES:					
Purchased Services (a)	\$ 1,899,239	\$ 1,553,276	\$ 1,124,217	\$ 378,716	\$ -
Professional Fees	178,917	169,324	154,449	184,214	134,205
Contracted Services	98,401	97,436	81,325	40,549	25,941
Solid Waste	207,679	108,724	76,415	14,889	-
Utilities	7,853	7,027	6,634	-	-
Repairs and Maintenance	697,976	429,993	531,575	297,603	14,953
Other Expenditures	82,619	60,666	49,068	54,430	28,427
Tap Connections	271,957	317,216	289,748	237,976	-
Debt Issuance Costs	-	-	-	59,611	-
Capital Outlay	25,557	-	-	-	-
TOTAL EXPENDITURES	\$ 3,470,198	\$ 2,743,662	\$ 2,313,431	\$ 1,267,988	\$ 203,526
NET REVENUES	\$ 634,305	\$ (351,771)	\$ (992,979)	\$ (699,648)	\$ (138,216)
OTHER SOURCES OF FUNDS					
Developer Advances	\$ 150,000	\$ 380,000	\$ 1,098,500	\$ 398,000	\$ 161,000
Interfund Transfer In (Out)	-	-	72,610	-	-
FUND BALANCE, BEGINNING OF PERIOD	\$ (84,869)	\$ (113,098)	\$ (291,229)	\$ 10,419	\$ (12,365)
FUND BALANCE, END OF PERIOD	\$ 699,436	\$ (84,869)	\$ (113,098)	\$ (291,229)	\$ 10,419

(a) The District purchases water and sewer services from joint facilities owned and operated by HCID No. 13. See "THE SYSTEM—Cost Sharing Agreement."

DEBT SERVICE REQUIREMENTS

The following sets forth the debt service on the Outstanding Bonds and the estimated debt service on the Bonds at an estimated interest rate per annum of 5.00%. This schedule does not reflect the fact that the District capitalized six (6) months of interest from proceeds of the Series 2025A Bonds in December 2025, twelve (12) months of interest from proceeds of the Series 2025B Park Bonds in December 2025 and will capitalize six (6) months of interest from proceeds of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Year	Outstanding	Plus: Debt Service on the Bonds			Total
	Bonds Debt Service Requirements	Principal	Interest	Total	Debt Service Requirements
2026	\$ 1,125,609 (a)	\$ -	\$ 123,750	\$ 123,750	\$ 1,249,359
2027	2,720,444	-	450,000	450,000	3,170,444
2028	2,998,919	-	450,000	450,000	3,448,919
2029	3,300,581	160,000	446,000	606,000	3,906,581
2030	3,273,806	170,000	437,750	607,750	3,881,556
2031	3,248,069	180,000	429,000	609,000	3,857,069
2032	3,229,806	185,000	419,875	604,875	3,834,681
2033	3,213,106	195,000	410,375	605,375	3,818,481
2034	3,221,156	205,000	400,375	605,375	3,826,531
2035	3,211,344	215,000	389,875	604,875	3,816,219
2036	3,213,938	225,000	378,875	603,875	3,817,813
2037	3,208,394	240,000	367,250	607,250	3,815,644
2038	3,204,688	250,000	355,000	605,000	3,809,688
2039	3,207,319	260,000	342,250	602,250	3,809,569
2040	3,205,684	275,000	328,875	603,875	3,809,559
2041	3,209,297	290,000	314,750	604,750	3,814,047
2042	3,208,434	305,000	299,875	604,875	3,813,309
2043	3,207,659	320,000	284,250	604,250	3,811,909
2044	3,206,494	335,000	267,875	602,875	3,809,369
2045	3,205,319	350,000	250,750	600,750	3,806,069
2046	3,205,119	370,000	232,750	602,750	3,807,869
2047	3,210,366	390,000	213,750	603,750	3,814,116
2048	3,229,444	405,000	193,875	598,875	3,828,319
2049	3,151,525	500,000	171,250	671,250	3,822,775
2050	3,089,450	575,000	144,375	719,375	3,808,825
2051	1,688,088	850,000	108,750	958,750	2,646,838
2052	1,647,088	850,000	66,250	916,250	2,563,338
2053	1,023,125	900,000	22,500	922,500	1,945,625
Total	\$ 81,864,269	\$ 9,000,000	\$ 8,300,250	\$ 17,300,250	\$ 99,164,519

(a) Excludes the District's May 1, 2026 debt service payment of \$1,484,994.

Maximum Annual Debt Service Requirement (2029)	\$3,906,581
Average Annual Debt Service Requirements (2027-2053).....	\$3,626,487

TAX DATA

Debt Service Tax

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds and the Outstanding Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds and the Outstanding Bonds. For the 2025 tax year, the District levied a tax for debt service in the amount of \$0.62 per \$100 of assessed valuation. See “TAXING PROCEDURES” and “INVESTMENT CONSIDERATIONS—Possible Impact on District Tax Rate.”

Maintenance and Operations Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for the operation and maintenance of the District’s improvements, if such a maintenance tax is authorized by the District’s voters. A maintenance tax election was conducted on November 8, 2016 and voters of the District authorized, among other things, the Board to levy a maintenance tax at a rate not to exceed \$1.50 per \$100 appraised valuation for maintenance and operation of water, sewer, drainage, and recreational and \$0.25 for maintenance and operation of road facilities. A maintenance tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds. For the 2025 tax year, the District levied a tax for maintenance and operations in the amount of \$0.73 per \$100 of assessed valuation. See “—Debt Service Tax” above.

Historical Tax Rate Distribution

	2025	2024	2023	2022	2021
Debt Service	\$ 0.62	\$ 0.50	\$ 0.56	\$ -	\$ -
Maintenance and Operations	0.73	0.85	0.79	1.35	1.35
Total	\$ 1.35	\$ 1.35	\$ 1.35	\$ 1.35	\$ 1.35

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District established an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This 20% penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than May 1 of that year, and that remain delinquent on April 1 (for personal property) and July 1 (for real property) of the year in which they become delinquent or (2) become delinquent on or after June 1, pursuant to the Texas Property Tax Code.

Historical Tax Collections

The following statement of tax collections sets forth in condensed form a portion of the historical tax experience of the District. Such table has been prepared for inclusion herein, based upon information obtained from the District’s Tax Assessor/Collector. Reference is made to such statements and records for further and complete information. See “—Tax Roll Information” herein.

Tax Year	Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of April 30, 2026 (a)	
				Amount	Percent
2021	\$ 7,151,370	1.35	\$ 96,543	\$ 96,543	100.00%
2022	28,864,345	1.35	389,669	389,669	100.00%
2023	143,666,704	1.35	1,939,501	1,937,884	99.92%
2024	293,638,087	1.35	3,964,114	3,961,016	99.93%
2025	454,060,928	1.35	6,129,823	5,996,804	97.83%

(a) Unaudited.

Tax Roll Information

The District's assessed value as of January 1 of each year is used by the District in establishing its tax rate. See “TAXING PROCEDURES—Valuation of Property for Taxation.” The following represents the composition of property comprising the 2021 through 2025 Certified Taxable Assessed Valuations. Taxes are levied on taxable value certified by the Appraisal District as of January 1 of each year. An accurate breakdown related to the 2026 Preliminary Taxable Assessed Valuation of \$611,182,251, which is subject to review and downward adjustment prior to certification, is not available as of the date hereof.

	2025	2024	2023	2022	2021
Land	\$ 114,757,461	\$ 84,162,399	\$ 66,960,853	\$ 28,811,737	\$ 7,220,500
Improvements	364,478,580	211,763,449	77,100,091	-	-
Personal Property	3,039,969	824,819	363,202	62,679	519,405
Less: Exemptions	(28,215,082)	(3,112,580)	(757,442)	(10,071)	(588,535)
Total Assessed Valuation	<u>\$ 454,060,928</u>	<u>\$ 293,638,087</u>	<u>\$ 143,666,704</u>	<u>\$ 28,864,345</u>	<u>\$ 7,151,370</u>

Principal Taxpayers

The following table represents the ten principal taxpayers, the taxable appraised value of such property and the percentage of the 2025 Certified Taxable Assessed Valuation of \$454,060,928 attributable to such property as of January 1, 2025. An accurate principal taxpayer list related to the 2026 Preliminary Taxable Assessed Valuation of \$611,182,251, which is subject to review and downward adjustment prior to certification, is not available as of the date hereof.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2025 Certified Taxable Assessed Valuation</u>	<u>% of 2025 Certified Taxable Assessed Valuation</u>
Dunham Pointe Development LLC (a)	Land	\$ 4,351,219	0.96%
Tri Pointe Homes Texas Inc. (b)	Land & Improvements	3,442,626	0.76%
Newmark Homes Houston LLC (b)	Land & Improvements	2,968,214	0.65%
Toll Southwest LLC (b)	Land, Improvements & Personal Property	2,762,420	0.61%
Dunham Pointe Homeowners Association Inc.	Land & Improvements	1,438,318	0.32%
660 DFH II LLC (b)	Land & Improvements	1,354,269	0.30%
Individual	Land & Improvements	1,330,633	0.29%
Weekley Homes LLC (b)	Land & Improvements	1,280,629	0.28%
Individual	Land & Improvements	1,248,691	0.28%
Individual	Land & Improvements	1,182,972	0.26%
Total		\$ 21,359,991	4.70%

(a) See “THE DEVELOPER.”

(b) See “THE DISTRICT—Homebuilding.”

Tax Adequacy for Debt Service

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of appraised valuation which would be required to meet average annual and maximum debt service requirements if no growth in the District’s tax base occurred beyond the 2025 Certified Taxable Assessed Valuation of \$454,060,928 or the 2026 Preliminary Taxable Assessed Valuation of \$611,182,251, which is subject to review and downward adjustment prior to certification. The calculations contained in the following table merely represent the tax rates required to pay principal of and interest on the Bonds and the Outstanding Bonds when due, assuming no further increase or any decrease in taxable values in the District, collection of ninety-five percent (95%) of taxes levied, the sale of no additional bonds, and no other funds available for the payment of debt service. See “DEBT SERVICE REQUIREMENTS.”

Average Annual Debt Service Requirement (2027-2053).....	\$3,626,487
\$0.85 Tax Rate on 2025 Certified Taxable Assessed Valuation	\$3,666,542
\$0.63 Tax Rate on 2026 Preliminary Taxable Assessed Valuation.....	\$3,657,926
Maximum Annual Debt Service Requirement (2029).....	\$3,906,581
\$0.91 Tax Rate on 2025 Certified Taxable Assessed Valuation	\$3,925,357
\$0.68 Tax Rate on 2026 Preliminary Taxable Assessed Valuation.....	\$3,948,237

No representations or suggestions are made that the 2026 Preliminary Taxable Assessed Valuation, which is subject to review and downward adjustment prior to certification, provided by the Appraisal District, will be certified as taxable value by the Appraisal District, and no person should rely upon such amount or its inclusion herein as assurance of its attainment. See “TAXING PROCEDURES.”

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 (see “INVESTMENT CONSIDERATIONS—Future Debt”) and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution 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 may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and for the payment of certain contractual obligations. See “TAX DATA—Debt Service Tax” and “—Maintenance and Operations Tax.”

Property Tax Code and County-Wide Appraisal District

Title I of the Texas 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 here.

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 appraisal district. The Harris Central Appraisal District (the “Appraisal District”) has the responsibility for appraising property for all taxing units within Harris County, including the District. Such appraisal values are subject to review and change by the Harris County Appraisal Review Board (the “Appraisal Review Board”).

Property Subject to Taxation by the District

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 the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approves it at an election. The District would be required to call such an election 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. The District does not currently grant an exemption for persons sixty-five (65) years or older or certain disabled persons. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 depending on the disability

rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who was 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. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to a total tax exemption on such surviving spouse's residence homestead. If the surviving spouse changes homesteads, but does not remarry, then the amount of the exemption as of the last year of the first qualifying residential homestead is applicable to the subsequent homesteads. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also 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. See "TAX DATA."

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads 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 adoption of a homestead exemption may be considered each year but must be adopted before July 1. The District does not currently grant a residential homestead exemption. See "TAX DATA."

Freeport Goods and Goods-in-Transit Exemptions: A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for fewer than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. 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 only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

Harris County or the City may designate all or part of the area within the District as a reinvestment zone. Thereafter, Harris County, the District, and the City 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.

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 under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit 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 permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold

as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

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 real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The 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 formally to include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

District and Taxpayer Remedies

Under certain circumstances taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code sets forth and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax rate increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which 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 of Directors, 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 purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 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 penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. 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, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

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.

Additionally, the Property Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdictions discretion to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

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 can be classified herein as “Developing Districts.” The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

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 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 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 Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District’s adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax 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 an election is called and passes, the total tax rate for Developing Districts is the current year’s debt service and contract tax rate plus 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. The District is designated as a “Developing District” for the 2026 tax year. The District cannot give any assurances as to what its classification will be at any point in time or whether the District’s future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District’s Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District’s tax lien is on a parity with tax liens of such other taxing units. See “ESTIMATED OVERLAPPING DEBT.” A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; 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 applicable 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 subject to the restrictions on residential homesteads described above under “Levy and Collection of Taxes.” 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 cost of suit and sale, 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 (a taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser’s deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District’s ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See “INVESTMENT CONSIDERATIONS.”

INVESTMENT CONSIDERATIONS

General

The Bonds are obligations solely of the District and are not obligations of the City, Harris County, the State of Texas, or any entity other than the District. Payment of the principal of and interest on the Bonds depends upon the ability of the District to collect taxes levied on taxable property within the District in an amount sufficient to service the District’s bonded debt or in the event of foreclosure, on the value of the taxable property in the District and the taxes levied by the District and other taxing authorities upon the property within the District. See “THE BONDS—Source of Payment.” The collection by the District of delinquent taxes owed to it and the enforcement by Registered Owners of the District’s obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of taxable property within the District will accumulate or maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property or that owners of the property will have the ability to pay taxes. See “—Registered Owners’ Remedies and Bankruptcy Limitations” herein.

Undeveloped Acreage and Vacant Lots

There are approximately 137 developable acres of land (excluding approximately 35 acres under construction for the development of 80 single-family residential lots) within the District that have not been provided with water, sanitary sewer, storm sewer, road, park and other facilities necessary for the construction of taxable improvements and 234 single-family residential lots that remain vacant as of May 19, 2026. Failure of the Developer to develop the developable land or of homebuilders to construct taxable improvements on the vacant lots could restrict the rate of growth of taxable value in the District. Future increases in value will result primarily from the construction of lots and of homes by builders. The District makes no representation as to when or if development of the undeveloped acreage will occur or that the lot sales and building program will be successful. See “THE DISTRICT—Land Use” and “—Status of Development.”

Landowner Obligation to the District

There are no commitments from or obligations of the Developer or other landowners to the District to proceed at any particular rate or according to any specified plan with the development of land or the construction of improvements in the District, and there is no restriction on any landowner’s right to sell its land. Failure to construct taxable improvements on developed lots or developed tracts of land could restrict the rate of growth of taxable values in the District. The District cannot and does not make any representations that over the life of the Bonds continued development of taxable property within the District will increase or maintain its taxable value.

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 Developer 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 Developer or homebuilders.

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value of single-family residences, undeveloped land and developed lots. The market value of such land, homes and lots is related to general economic conditions in the Houston region and the national economy affecting the demand for residences. Demand for lots of this type and the construction of residential dwellings thereon can be significantly affected by factors such as interest rates, credit availability (see “—Credit Markets and Liquidity in the Financial Markets” below), construction costs, and the prosperity and demographic characteristics of the urban center toward which the marketing of lots is directed. Decreased levels of construction activity could tend to restrict the growth of property values in the District or could adversely impact such values. See “THE DISTRICT—Status of Development.”

Credit Markets and Liquidity in the Financial Markets

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for development costs. Interest rate levels may affect the ability of the Developer or a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 25 miles from the central downtown business district of the City, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston and decline in the nation’s real estate and financial markets could affect development and home-building plans in the District and restrain the growth of or reduce the District’s property tax base.

Competition

The demand for and construction of single-family homes in the District, which is approximately 25 miles northwest from the central downtown business district of the City, could be affected by competition from other residential developments including other residential developments located in the western portion of the Houston metropolitan area. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District and in more established neighborhoods closer to downtown Houston. Such homes could represent additional competition for new homes proposed to be sold within the District.

The competitive position of the Developer in the sale of developed lots and of builders in the construction and sale of single-family residential houses within the District is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values in the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

Possible Impact on District Tax Rate

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2025 Certified Taxable Assessed Valuation is \$454,060,928. After issuance of the Bonds, the maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$3,906,581 (2029) and the average annual debt service requirement on the Bonds and the Outstanding Bonds will be \$3,626,487 (2027-2053, inclusive). Assuming no increase or decrease from the 2025 Certified Taxable Assessed Valuation, the issuance of no additional debt, and no other funds available for the payment of debt service, tax rates of \$0.91 and \$0.85 per \$100 of assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the maximum annual debt service requirement and average annual debt service requirement, respectively. The 2026 Preliminary Taxable Assessed Valuation is \$611,182,251, which is subject to review and downward adjustment prior to certification. Assuming no increase or decrease from the 2026 Preliminary Taxable Assessed Valuation, the issuance of no additional debt, and no other funds available for the payment of debt service, tax rates of \$0.68 and \$0.63 per \$100 of assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the maximum annual debt service requirement and average annual debt service requirement, respectively. See “DEBT SERVICE REQUIREMENTS.”

Although calculations have been made regarding the tax rate necessary to pay the maximum and average annual debt service on the Bonds and the Outstanding Bonds based upon the 2025 Certified Taxable Assessed Valuation or the 2026 Preliminary Taxable Assessed Valuation, which is subject to review and downward adjustment prior to certification, the District can make no representations regarding the future level of assessed valuation within the District. See “TAXING PROCEDURES” and “TAX DATA—Tax Adequacy for Debt Service.”

Future Debt

The District has the right to issue obligations other than the Bonds, including tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. A total of \$172,000,000 principal amount of unlimited tax bonds for purchasing and constructing road facilities and refunding of such bonds, \$302,650,000 principal amount of unlimited tax bonds for purchasing and constructing water, sewer and drainage facilities and refunding of such bonds, \$51,350,000 principal amount of unlimited tax bonds for purchasing and constructing parks and recreational facilities and refunding of such bonds, and \$25,000,000 principal amount of unlimited tax bonds for economic development and refunding of such bonds has been authorized by voters in the District. After issuance of the Bonds, \$155,000,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing road facilities and refunding of such bonds, \$270,550,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing water, sewer and drainage facilities and refunding of such bonds, \$43,350,000 principal amount of unlimited tax bonds will remain authorized but unissued for purchasing and constructing park and recreational facilities and refunding of such bonds, and all of the authorized bonds for economic development and refunding of such bonds will remain authorized but unissued. In addition, voters may authorize the issuance of additional bonds secured by ad valorem taxes. The issuance of additional bonds or obligations may increase the District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds. After reimbursement from proceeds of the Bonds, the Developer will have expended for approximately \$31,700,000 for design, construction, engineering and acquisition of water, sewer and drainage facilities, approximately \$13,100,000 for design, construction, engineering and acquisition of road facilities and approximately \$3,800,000 for design, construction, engineering and acquisition of parks and recreational facilities for which they have not been reimbursed. See "THE BONDS—Issuance of Additional Debt."

The District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The District has authorized the preparation and submittal of a bond application to the TCEQ requesting approval to sell approximately \$11,500,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities. The District expects to issue such bonds in the fourth quarter of 2026 after receiving approval from the TCEQ. The issuance of additional bonds (except for road facilities, parks and recreation facilities, refunding bonds and economic development bonds) is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. See "THE BONDS—Issuance of Additional Debt."

Issuance of additional bonds could dilute the investment security for the Bonds.

Potential Effects of Oil Price Volatility 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 or homebuilding activity within the District. The District cannot predict the impact that negative conditions in the oil and gas industry could have on property values in the District.

Extreme Weather Events

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days.

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

Specific Flood Type Risks

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

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

Tax Collections Limitations and Foreclosure Remedies

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 local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial 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, or (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see "ESTIMATED OVERLAPPING DEBT—Overlapping Taxes"), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers' right to redeem property within two years of foreclosure for residential and agricultural use property and six months for other property). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the United States Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid.

Registered Owners' Remedies and Bankruptcy Limitations

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 Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, 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 Resolution. Except for mandamus, the Bond Resolution 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 Resolution 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.

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 United States Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owners' remedies, including mandamus. 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 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 negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the TCEQ as a condition to seeking relief under the United States 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 making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal 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 Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating the collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against a district.

A district may not be forced into bankruptcy involuntarily.

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

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

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

While the *Sackett* decision 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.

Marketability of the Bonds

The District has no understanding with the Underwriter regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are more generally bought, sold or traded in the secondary market.

Continuing Compliance with Certain Covenants

Failure of the District to comply with certain covenants contained in the Bond Resolution on a continuing basis prior to the maturity of the Bonds could result in interest on the Bonds becoming taxable retroactive to the date of original issuance. See “TAX MATTERS.”

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.

Cybersecurity

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

Risk Factors Related to the Purchase of Municipal Bond Insurance

The District has applied for a bond insurance policy (the “Policy”) to guarantee the scheduled payment of principal and interest on the Bonds. If the Policy is issued, investors should be aware of the following investment considerations:

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

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

Neither the District nor the Underwriter has made independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Insurer, particularly over the life of the investment. See “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE” for further information provided by the Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

LEGAL MATTERS

Legal Proceedings

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 limitation 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, the approving legal opinion of Bond Counsel to a like effect and to the effect that, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Code (as defined herein), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

Bond Counsel has reviewed the information appearing in this Official Statement under “THE BONDS,” “THE DISTRICT—General,” “TAXING PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” solely to determine if such information, insofar as it relates to matters of law, is true and correct, and whether such information fairly summarizes 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 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.

Allen Boone Humphries Robinson LLP also serves as General Counsel to the District on matters other than the issuance of bonds. 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. The legal fees paid to Allen Boone Humphries Robinson LLP in its capacity as General Counsel are based on time charges actually incurred.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

No Material Adverse Change

The obligations of the Underwriter 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 from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of the sale.

No-Litigation Certificate

The District will furnish the Underwriter a certificate, executed by both the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that there is not pending, and to their knowledge, there is not threatened, any litigation affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices, and that no additional bonds or other indebtedness have been issued since the date of the statement of indebtedness or nonencumbrance certificate submitted to the Attorney General of Texas in connection with approval of the Bonds.

TAX MATTERS

The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the Bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

Tax Exemption

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

The Code imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the "Service"). The District has covenanted in the Bond Resolution that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code that affect the excludability of interest on the Bonds from gross income for federal income tax purposes and, in addition, will rely on representations by the District and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the District and such parties, which Bond Counsel has not independently verified. If the District fails to comply with the covenants in the Bond Resolution or if the foregoing representations are determined to be inaccurate or incomplete, interest on the Bonds could become includable in gross income from the Date of Delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Bond Counsel will express no opinion as to the amount or timing of interest on the Bonds or, except as stated above, any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Certain actions may be taken or omitted subject to the terms and conditions set forth in the Bond Resolution upon the advice or with the approving opinion of Bond Counsel. Bond Counsel will express no opinion with respect to Bond Counsel's ability to render an opinion that such actions, if taken or omitted, will not adversely affect the excludability of interest of the Bonds from gross income for federal income tax purposes.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment

based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

Not Qualified Tax-Exempt Obligations

The Bonds will not be designated “qualified tax-exempt obligations” for financial institutions.

Additional Federal Income Tax Considerations

Collateral Tax Consequences: Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences, including but not limited to those noted below. Therefore, prospective purchasers of the Bonds should consult their own tax advisors as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

An “applicable corporation” (as defined in section 59(k) of the Code) may be subject to a 15 percent alternative minimum tax imposed under section 55 of the Code on its “adjusted financial statement income” (as defined in section 56A of the Code) for such taxable year. Because interest on tax-exempt obligations, such as the Bonds, is included in a corporation’s “adjusted financial statement income,” ownership of the Bonds could subject certain corporations to alternative minimum tax consequences.

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the “branch profits tax” on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

Prospective purchasers of the Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Bonds, received or accrued during the year.

Tax Accounting Treatment of Original Issue Premium: If the issue price of any maturity of the Bonds exceeds the stated redemption price payable at maturity of such Bonds, such Bonds (the “Premium Bonds”) are considered for federal income tax purposes to have “bond premium” equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

Tax Accounting Treatment of Original Issue Discount: If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the “OID Bonds”), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions “—Tax Exemption,” “—Additional Federal Income Tax Considerations—*Collateral Tax Consequences*” and “—Additional Federal Income Tax Considerations—*Tax Legislative Changes*” generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

In the event of the redemption, sale or other taxable disposition of such OID Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such OID Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such OID Bond was held by such initial owner) is includable in gross income.

The foregoing discussion assumes that (i) the Underwriters have purchased the Bonds for contemporaneous sale to the public and (ii) all of the OID Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the cover page of this Official Statement. Neither the District nor Bond Counsel has made any investigation or offers any assurance that the OID Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each OID Bond accrues daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such OID Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of OID Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of OID Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of interest accrued upon redemption, sale or other disposition of such OID Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such OID Bonds.

Tax Legislative Changes: Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could 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 recently enacted, proposed, pending or future legislation.

MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE

The District has not applied for an underlying investment grade rating on the Bonds nor is it expected that the District would have been successful if such application had been made. Applications have been made for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Underwriter and at the Underwriter's expense. Any rating fees associated with the insurance will be the responsibility of the Underwriter. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance."

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS

The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder; the Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction.

The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was rendered by _____ (the "Underwriter") bearing the interest rates shown on the cover page of this Official Statement, at a price of _____% of the principal amount thereof which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204, Texas Government Code.

Prices and Marketability

The prices and other terms with respect to the offering and the sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Underwriter may over-allocate or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

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

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Developer, the Engineer, the Tax Assessor/Collector, the Bookkeeper, the Appraisal District and information from other sources. All of these sources are believed to be reliable, but no guarantee is made by the District as to the accuracy or completeness of the information derived from such sources, and its inclusion herein is not to be construed as a representation on the part of the District except as described under “—Certification of Official Statement.” Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

Financial Advisor

Masterson Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this Official Statement. The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this official statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

In approving this Official Statement, the District has relied upon the following consultants. Each consultant has agreed or consented to the use of information provided by such firms.

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the District's assessed valuations and certain other historical data concerning tax rates and tax collections has been provided by Assessments of the Southwest, Inc. and is included herein in reliance upon the authority of such firm as an expert in assessing property values and collecting taxes.

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

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

Updating the 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 Underwriter, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriter elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriter; provided, however, that the obligation of the District to the Underwriter to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Underwriter, unless the Underwriter notifies the District 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 as required by law (but not more than 90 days after the date the District delivers the Bonds).

Certification of Official Statement

The District, acting through its Board of Directors in its official capacity, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the official executing this certificate may state that he has relied in part on his examination of records of the District relating to matters within his own area of responsibility, and his discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Resolution, the District has made the following agreement for the benefit of the registered holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain financial information and operating data annually, and timely notice of specified events, to the Municipal Securities Rulemaking Board (the "MSRB"), or any successor to its functions as a repository, through the Electronic Municipal Market Access ("EMMA") system.

Annual Reports

The District will provide certain financial information and operating data to the MSRB through EMMA. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)," "DEBT SERVICE REQUIREMENTS," "TAX DATA," and in APPENDIX A (Independent Auditor's Report and Financial Statements of the District). The District will update and provide this information within six months after the end of each fiscal year ending in or after 2026. Any financial statements so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable period to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

The District's current fiscal year end is November 30. Accordingly, it must provide updated information by May 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Specified Event Notices

The District will provide timely notices of certain specified events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating

changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, 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 or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (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 Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described under “—Annual Reports.”

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through the EMMA internet portal 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 Registered or 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 from time to time to adapt the changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the Outstanding Bonds consent to the amendment 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 Registered and Beneficial Owners of the Bonds. The District may amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the Underwriter from lawfully purchasing the Bonds in the initial offering. 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 issued its initial series of bonds in 2022, and since that time has complied in all material respects with all continuing disclosure agreements made by the District in accordance with SEC Rule 15c2-12.

MISCELLANEOUS

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

This Official Statement was approved by the Board of Directors of Harris County Improvement District No. 14, as of the date shown on the cover page.

/s/ _____
President, Board of Directors
Harris County Improvement District No. 14

ATTEST:

/s/ _____
Secretary, Board of Directors
Harris County Improvement District No. 14

AERIAL PHOTOGRAPH
(Approximate boundaries of the District as of May 2026)



U.S. HWY 290



**HARRIS COUNTY
IMPROVEMENT DISTRICT NO. 14**

PHOTOGRAPHS OF THE DISTRICT
(Taken May 2026)













APPENDIX A

**Independent Auditor's Report and Financial Statements of the District
for the Fiscal Year Ended November 30, 2025**



**Harris County Improvement
District No. 14
Harris County, Texas**

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

November 30, 2025



Harris County Improvement District No. 14
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November 30, 2025

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Independent Auditor's Report

Board of Directors
Harris County Improvement District No. 14
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Improvement District No. 14 (District), as of and for the year ended November 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of November 30, 2025, and the respective changes in financial position thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from

error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Forvis Mazars, LLP

**Houston, Texas
April 13, 2026**

**Harris County Improvement District No. 14
Management's Discussion and Analysis
Year Ended November 30, 2025**

Overview of the Financial Statements

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

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

**Harris County Improvement District No. 14
 Management's Discussion and Analysis
 Year Ended November 30, 2025**

Governmental Funds

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

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

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

Notes to Financial Statements

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

Financial Analysis of the District as a Whole

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

Summary of Net Position

	<u>2025</u>	<u>2024</u>
Current and other assets	\$ 8,378,151	\$ 5,417,708
Capital assets	43,213,392	30,195,510
Total assets	<u>\$ 51,591,543</u>	<u>\$ 35,613,218</u>
Long-term liabilities	\$ 83,653,740	\$ 60,631,268
Other liabilities	1,145,444	1,203,918
Total liabilities	<u>84,799,184</u>	<u>61,835,186</u>
Deferred inflows of resources	<u>6,113,443</u>	<u>3,903,117</u>

**Harris County Improvement District No. 14
Management's Discussion and Analysis
Year Ended November 30, 2025**

Summary of Net Position (Continued)

	<u>2025</u>	<u>2024</u>
Net position		
Net investment in capital assets	\$ (5,546,795)	\$ (4,721,285)
Restricted	591,164	425,239
Unrestricted	<u>(34,365,453)</u>	<u>(25,829,039)</u>
Total net position	<u>\$ (39,321,084)</u>	<u>\$ (30,125,085)</u>

The total net position of the District decreased by \$9,195,999, or about 31%. The majority of the decrease in net position is related to the conveyance of capital assets to another governmental entity for maintenance. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Summary of Changes in Net Position

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes	\$ 3,842,515	\$ 1,995,483
Charges for services	1,166,004	700,012
Other revenues	<u>628,803</u>	<u>611,875</u>
Total revenues	<u>5,637,322</u>	<u>3,307,370</u>
Expenses		
Services	3,513,155	2,795,858
Conveyance of capital assets	9,043,888	7,504,159
Depreciation	816,713	469,436
Debt service	<u>1,459,565</u>	<u>1,941,966</u>
Total expenses	<u>14,833,321</u>	<u>12,711,419</u>
Change in net position	(9,195,999)	(9,404,049)
Net position, beginning of year	<u>(30,125,085)</u>	<u>(20,721,036)</u>
Net position, end of year	<u>\$ (39,321,084)</u>	<u>\$ (30,125,085)</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended November 30, 2025 were \$1,701,979, an increase of \$826,198 from the prior year.

The general fund's fund balance increased by \$784,305 because property taxes and service revenues, investment income and developer advances exceeded service operating and capital outlay expenditures. In addition, tap connection and inspection fees revenues exceeded the related tap connections expenditures.

The debt service fund's fund balance increased by \$37,985 because property tax revenues and investment income exceeded contracted services and bond interest and fees expenditures.

**Harris County Improvement District No. 14
Management's Discussion and Analysis
Year Ended November 30, 2025**

The capital projects fund's fund balance increased by \$3,908 because to investment income exceeded capital outlay expenditures.

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to tap connection and inspection fee revenues and related expenditures and purchased services and repairs and maintenance expenditures being less than anticipated. The fund balance as of November 30, 2025 was expected to be \$462,451, and the actual end-of-year fund balance was \$699,436.

Capital Assets and Related Debt

Capital Assets

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

Capital Assets (Net of Accumulated Depreciation)

	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 19,024,250	\$ 14,885,825
Water facilities	12,257,009	8,198,469
Wastewater facilities	9,000,253	7,111,216
Park and recreational facilities	2,931,880	-
	<u>43,213,392</u>	<u>30,195,510</u>
Total capital assets	<u>\$ 43,213,392</u>	<u>\$ 30,195,510</u>

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

Land improvements at detention lake AB regrading and detention outfall Phase 1; detention lakes CD and E; detention amenity lake FG3; Jack Road Street Dedication and Reserve; and landscape amenities, Phase 1A to serve Dunham Pointe	\$ 4,138,425
Water and sewer improvements at Dunham Pointe, Sections 1-3, 12-17 and Model Court Section 1; Mueschke Road and Mound Road, Section 1; Mason Road and Mound Road Street Dedication, Section 1; Entry Crossing at Mason Road, Section 1, Phases 1 and 2; Jack Road Street Dedication and Reserve; water well No. 2; and wastewater treatment plant No. 2, interim phase II	6,452,222
Lift pump No. 2 at wastewater treatment plant	25,557
Masonry fencing at lift station No. 1	132,201
Recreational facilities to serve detention lakes CD and E; detention amenity lake FG3; Dunham Pointe detention and amenity lakes JK2 and JK3; Jack Road Street Dedication and Reserve; and landscape amenities to serve Dunham Pointe, Phase 1A	<u>3,086,190</u>
Total additions to capital assets	<u>\$ 13,834,595</u>

**Harris County Improvement District No. 14
Management's Discussion and Analysis
Year Ended November 30, 2025**

The developer within the District has constructed water, sewer, drainage, park and recreational, and road facilities on behalf of the District under the terms of contracts with the District. The District has agreed to reimburse the developer for these facilities from the proceeds of future bond issues subject to the approval of the Commission, if required. As of November 30, 2025, a liability for developer-constructed capital assets of \$52,750,726 was recorded in the government-wide financial statements.

Since inception, the developer has advanced \$1,655,744 to the District for operations, net of repayments. These advances have been recorded as long-term liabilities in the government-wide financial statements.

Debt

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

Long-term debt payable, beginning of year	\$ 60,631,268
Net increases in long-term debt	<u>23,022,472</u>
Long-term debt payable, end of year	<u>\$ 83,653,740</u>

At November 30, 2025, the District had \$280,550,000 of bonds authorized for the purposes of acquiring, constructing and improving the water, sanitary sewer, and drainage systems within the District, and for refunding such bonds, \$51,350,000 of bonds authorized, but unissued, for the purposes of acquiring, constructing and improving parks and recreational facilities within the District, and for refunding such bonds, \$164,000,000 of bonds authorized, but unissued, for the purposes of acquiring, constructing and improving road and paving facilities within the District, and for refunding such bonds, and \$25,000,000 of bonds authorized, but unissued for the purposes of funding economic development programs within the District, and for refunding such bonds.

The District's bonds do not carry an underlying rating. The Series 2023, Road Series 2024, and Series 2024A bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Assured Guaranty Inc.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City Ordinance consenting to the creation of the District. In addition, the District may be dissolved by the City without the District's consent subject to certain restrictions. If the District is dissolved, the City must assume the District's assets and obligations (including the bonded indebtedness).

Contingencies

The developer of the District is constructing water, sewer, drainage, road and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developer for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District's engineer has stated that current construction contract amounts are approximately \$8,910,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

**Harris County Improvement District No. 14
Management's Discussion and Analysis
Year Ended November 30, 2025**

Subsequent Events

On December 18, 2025, the District issued its \$10,000,000 Unlimited Tax Bonds, Series 2025A, at net effective interest rate of approximately 4.763%. The bonds were sold to reimburse the developer for utility facilities constructed within the District.

On December 18, 2025, the District also issued its \$8,000,000 Unlimited Tax Park Bonds, Series 2025B, at net effective interest rate of approximately 4.687%. The bonds were sold to reimburse the developer for recreational facilities constructed within the District.

Harris County Improvement District No. 14
Statement of Net Position and Governmental Funds Balance Sheet
November 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Assets						
Cash	\$ 263,221	\$ 234,224	\$ 180	\$ 497,625	\$ -	\$ 497,625
Certificates of deposit	250,000	-	-	250,000	-	250,000
Short-term investments	134,395	621,444	340,758	1,096,597	-	1,096,597
Receivables						
Property taxes	3,217,122	2,731,287	-	5,948,409	-	5,948,409
Service accounts	105,258	-	-	105,258	-	105,258
Accrued interest	3,115	-	-	3,115	-	3,115
Interfund receivable	114,790	-	-	114,790	(114,790)	-
Operating reserve	466,257	-	-	466,257	-	466,257
Prepaid expenditures	10,890	-	-	10,890	-	10,890
Capital assets (net of accumulated depreciation)						
Land and improvements	-	-	-	-	19,024,250	19,024,250
Infrastructure	-	-	-	-	21,257,262	21,257,262
Parks and recreation	-	-	-	-	2,931,880	2,931,880
Total Assets	<u>\$ 4,565,048</u>	<u>\$ 3,586,955</u>	<u>\$ 340,938</u>	<u>\$ 8,492,941</u>	<u>\$ 43,098,602</u>	<u>\$ 51,591,543</u>

Harris County Improvement District No. 14
Statement of Net Position and Governmental Funds Balance Sheet
November 30, 2025

(Continued)

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	\$ 545,491	\$ -	\$ 138	\$ 545,629	\$ -	\$ 545,629
Accrued interest payable	-	-	-	-	119,590	119,590
Customer deposits	9,825	-	-	9,825	-	9,825
Due to other district	-	-	-	-	470,400	470,400
Interfund payable	-	114,790	-	114,790	(114,790)	-
Long-term liabilities						
Due within one year	-	-	-	-	455,000	455,000
Long-term liabilities, due after one year	-	-	-	-	83,198,740	83,198,740
Total Liabilities	555,316	114,790	138	670,244	84,128,940	84,799,184
Deferred Inflows of Resources						
Deferred property tax revenues	3,310,296	2,810,422	-	6,120,718	(7,275)	6,113,443
Fund Balances/Net Position						
Fund balances						
Nonspendable, prepaid expenditures	10,890	-	-	10,890	(10,890)	-
Restricted						
Unlimited tax bonds	-	482,740	-	482,740	(482,740)	-
Unlimited tax road bonds	-	179,003	-	179,003	(179,003)	-
Water, sewer, and drainage	-	-	298,986	298,986	(298,986)	-
Roads	-	-	41,814	41,814	(41,814)	-
Assigned, operating reserve	466,257	-	-	466,257	(466,257)	-
Unassigned	222,289	-	-	222,289	(222,289)	-
Total fund balances	699,436	661,743	340,800	1,701,979	(1,701,979)	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 4,565,048	\$ 3,586,955	\$ 340,938	\$ 8,492,941		
Net position						
Net investment in capital assets					(5,546,795)	(5,546,795)
Restricted for debt service					544,919	544,919
Restricted for capital projects					46,245	46,245
Unrestricted					(34,365,453)	(34,365,453)
Total net position					\$ (39,321,084)	\$ (39,321,084)

Harris County Improvement District No. 14
Statement of Activities and Governmental Funds Revenues,
Expenditures, and Changes in Fund Balances
Year Ended November 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	\$ 2,399,072	\$ 1,441,128	\$ -	\$ 3,840,200	\$ 2,315	\$ 3,842,515
Water service	323,626	-	-	323,626	-	323,626
Sewer service	397,319	-	-	397,319	-	397,319
Regional water fees	445,059	-	-	445,059	-	445,059
Penalty and interest	15,071	24,244	-	39,315	-	39,315
Tap connection and inspection fees	479,236	-	-	479,236	-	479,236
Investment income	39,900	50,088	15,044	105,032	-	105,032
Other income	5,220	-	-	5,220	-	5,220
Total Revenues	4,104,503	1,515,460	15,044	5,635,007	2,315	5,637,322
Expenditures/Expenses						
Service operations						
Purchased services	1,899,239	-	-	1,899,239	-	1,899,239
Professional fees	178,917	5,282	-	184,199	9,774	193,973
Contracted services	98,401	43,964	-	142,365	1,142	143,507
Solid waste	207,679	-	-	207,679	-	207,679
Utilities	7,853	-	-	7,853	-	7,853
Repairs and maintenance	697,976	-	-	697,976	-	697,976
Other expenditures	82,619	8,266	86	90,971	-	90,971
Tap connections	271,957	-	-	271,957	-	271,957
Capital outlay	25,557	-	10,916	36,473	(36,473)	-
Conveyance of capital assets	-	-	-	-	9,043,888	9,043,888
Depreciation	-	-	-	-	816,713	816,713
Debt service						
Interest and fees	-	1,419,963	-	1,419,963	39,468	1,459,431
Debt issuance costs	-	-	134	134	-	134
Total Expenditures/Expenses	3,470,198	1,477,475	11,136	4,958,809	9,874,512	14,833,321
Excess of Revenues Over Expenditures	634,305	37,985	3,908	676,198	(9,872,197)	
Other Financing Sources						
Developer advances received	150,000	-	-	150,000	(150,000)	
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	784,305	37,985	3,908	826,198	(826,198)	
Change in Net Position					(9,195,999)	(9,195,999)
Fund Balances (Deficit)/Net Position						
Beginning of year	(84,869)	623,758	336,892	875,781	-	(30,125,085)
End of year	<u>\$ 699,436</u>	<u>\$ 661,743</u>	<u>\$ 340,800</u>	<u>\$ 1,701,979</u>	<u>\$ -</u>	<u>\$ (39,321,084)</u>

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

Harris County Improvement District No. 14 (District) was created by Senate Bill No. 2472 (Bill) of the 81st Legislature of the State of Texas, effective May 27, 2009, in accordance with the provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution. The District operates in accordance with Chapter 3882 of the Texas Special District Local Laws Code, Chapter 375 of the Texas Local Government Code and Chapter 49 of the Texas Water Code and is subject to the continuing supervision of the Texas Commission on Environmental Quality (Commission). The principal functions of the District are to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts, and entertainment, economic development, safety, and the public welfare in the area of the District.

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

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

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

The District presents the following major governmental funds:

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

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

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

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

Fund Balances – Governmental Funds

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

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

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

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

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

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

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

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements

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

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

Fund Financial Statements

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

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

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

Deferred Outflows and Inflows of Resources

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

Interfund Transactions

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

Pension Costs

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

Use of Estimates

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

Investments and Investment Income

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

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

Property Taxes

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

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Any collections on the current year tax levy are deferred and recognized in the subsequent fiscal year. Current year revenues recognized are those taxes collected during the fiscal year for prior years' tax levies, plus any collections received during fiscal 2024 on the 2024 levy.

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended November 30, 2025, the tax levied in October 2025 is recorded as receivable and deferred inflows of resources and will be considered earned during the fiscal year ending November 30, 2026. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

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

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

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

	<u>Years</u>
Water production and distribution facilities	10–45
Wastewater collection and treatment facilities	10–45
Park and recreational facilities	10–30

Debt Issuance Costs

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

Long-Term Obligations

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

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

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

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

The components of unrestricted net position at November 30, 2025 are as follows:

General fund, unrestricted fund balance, including amounts due to others and deferred property taxes	\$ 233,545
Conveyed capital assets	(32,943,254)
Long-term debt, operating advances	<u>(1,655,744)</u>
Total	<u>\$ (34,365,453)</u>

Reconciliation of Government-Wide and Fund Financial Statements

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

Capital assets used in governmental activities are not financial resources and are not reported in the fund financial statements.	\$ 43,213,392
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	7,275
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the fund financial statements.	(119,590)
Amounts due to other district are not due and payable in the current period and are not reported in the fund financial statements.	(470,400)
Long-term debt obligations are not due and payable in the current period and are not reported in the fund financial statements.	<u>(83,653,740)</u>
Adjustment to fund balances to arrive at net position.	<u>\$ (41,023,063)</u>

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

Change in fund balances.	\$ 826,198
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which conveyance of capital assets, depreciation expense and noncapitalized costs exceeded capital outlay expenditures in the current period.	(9,835,044)

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

Governmental funds report developer advances as other financing sources or uses as amounts are received or paid. However, for government-wide financial statements, these amounts are recorded as an increase or decrease in due to developer.	\$ (150,000)
Revenues that do not provide current financial resources are not reported as revenues in the funds, but are reported as revenues in the statement of activities.	2,315
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(39,468)</u>
Change in net position of governmental activities.	<u>\$ (9,195,999)</u>

Note 2. Deposits, Investments, and Investment Income

Deposits

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

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies, or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

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

Investments

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

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

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

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

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

<u>Type</u>	<u>Fair Value</u>	<u>Maturities in Years</u>			
		<u>Less Than 1</u>	<u>1-5</u>	<u>6-10</u>	<u>More Than 10</u>
Texas CLASS	<u>\$ 1,096,597</u>	<u>\$ 1,096,597</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

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

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet and statement of net position at November 30, 2025 as follows.

Carrying value	
Deposits	\$ 747,625
Investments	<u>1,096,597</u>
Total	<u>\$ 1,844,222</u>

Included in the following statement of net position captions:

Cash	\$ 497,625
Certificates of deposit	250,000
Short-term investments	<u>1,096,597</u>
Total	<u>\$ 1,844,222</u>

Investment Income

Investment income of \$105,032 for the year ended November 30, 2025 consisted of interest income.

Fair Value Measurements

The District has the following recurring fair value measurements at November 30, 2025:

- Pooled investments of \$1,096,597 are valued at fair value per share of the pool’s underlying portfolio.

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

Note 3. Capital Assets

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

<u>Governmental Activities</u>	<u>Balances, Beginning of Year</u>	<u>Additions</u>	<u>Balances, End of Year</u>
Capital assets, non-depreciable			
Land and improvements	\$ 14,885,825	\$ 4,138,425	\$ 19,024,250
Capital assets, depreciable			
Water production and distribution facilities	8,710,418	4,472,015	13,182,433
Wastewater collection and treatment facilities	7,505,452	2,137,965	9,643,417
Park and recreational facilities	-	3,086,190	3,086,190
Total capital assets, depreciable	16,215,870	9,696,170	25,912,040
Less accumulated depreciation			
Water production and distribution facilities	(511,949)	(413,475)	(925,424)
Wastewater collection and treatment facilities	(394,236)	(248,928)	(643,164)
Park and recreational facilities	-	(154,310)	(154,310)
Total accumulated depreciation	(906,185)	(816,713)	(1,722,898)
Total governmental activities, net	<u>\$ 30,195,510</u>	<u>\$ 13,017,882</u>	<u>\$ 43,213,392</u>

Note 4. Long-Term Liabilities

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

<u>Governmental Activities</u>	<u>Balances, Beginning of Year</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balances, End of Year</u>	<u>Amounts Due in One Year</u>
Bonds payable					
General obligation bonds	\$ 30,100,000	\$ -	\$ -	\$ 30,100,000	\$ 455,000
Less discounts on bonds	872,276	-	19,546	852,730	-
	29,227,724	-	(19,546)	29,247,270	455,000
Due to developer – construction	29,897,800	22,852,926	-	52,750,726	-
Due to developer – advances	1,505,744	150,000	-	1,655,744	-
Total governmental activities long-term liabilities	<u>\$ 60,631,268</u>	<u>\$ 23,002,926</u>	<u>\$ (19,546)</u>	<u>\$ 83,653,740</u>	<u>\$ 455,000</u>

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

General Obligation Bonds

	<u>Series 2022</u>	<u>Series 2023</u>
Amounts outstanding, November 30, 2025	\$6,300,000	\$7,500,000
Interest rates	5.00% to 6.00%	5.00% to 7.00%
Maturity dates, serially beginning/ending	May 1, 2026/2048	May 1, 2026/2049
Interest payment dates	May 1/November 1	May 1/November 1
Callable dates*	May 1, 2028	May 1, 2030
	<u>Road Series 2024</u>	<u>Series 2024A</u>
Amounts outstanding, November 30, 2025	\$8,000,000	\$8,300,000
Interest rates	4.00% to 6.50%	4.00% to 6.50%
Maturity dates, serially beginning/ending	May 1, 2026/2050	May 1, 2028/2050
Interest payment dates	May 1/November 1	May 1/November 1
Callable dates*	May 1, 2030	May 1, 2031

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

Annual Debt Service Requirements

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

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 455,000	\$ 1,420,281	\$ 1,875,281
2027	485,000	1,389,706	1,874,706
2028	805,000	1,348,181	2,153,181
2029	835,000	1,295,731	2,130,731
2030	865,000	1,241,381	2,106,381
2031–2035	4,885,000	5,481,080	10,366,080
2036–2040	5,995,000	4,248,013	10,243,013
2041–2045	7,375,000	2,724,974	10,099,974
2046–2050	8,400,000	874,000	9,274,000
Total	<u>\$ 30,100,000</u>	<u>\$ 20,023,347</u>	<u>\$ 50,123,347</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount, and are further payable from and secured by a lien on and a pledge of the net revenues to be received from the operation of the District's waterworks and sanitary sewer system.

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

Water, sewer, and drainage and refunding bonds voted	\$	302,650,000
Water, sewer, and drainage and refunding bonds sold		22,100,000
Parks and recreational facilities and refunding bonds voted		51,350,000
Road and paving facilities and refunding bonds voted		172,000,000
Road and paving facilities and refunding bonds sold		8,000,000
Economic development and refunding bonds voted		25,000,000

Due to Developer – Construction

The developer within the District has constructed water, sewer, drainage, park and recreational, and road facilities on behalf of the District. The District has agreed to reimburse the developer for these construction costs and interest to the extent approved by the Commission, if required, from the proceeds of future bond sales. The District's engineer estimates reimbursable costs for completed projects are \$52,750,726. These amounts have been recorded in the financial statements as long-term liabilities.

Due to Developer – Advances

Since inception, the developer has advanced \$1,655,744 to the District for operations, net of repayments. These advances have been recorded as long-term liabilities in the government-wide financial statements.

Note 5. Significant Bond Resolution and Commission Requirements

- (A) The Bond Resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended November 30, 2025, the District levied an ad valorem debt service tax at the rate of \$0.5000 per \$100 of assessed valuation, which resulted in a tax levy of \$2,264,238 on the taxable valuation of \$452,847,613 for the 2025 tax year. The principal and interest requirements to be paid from the tax revenues and available resources are \$1,391,606.
- (B) The Road Bond Resolution requires that the District levy and collect an ad valorem road debt service tax sufficient to pay interest and principal on bonds when due. During the year ended November 30, 2025, the District levied an ad valorem road debt service tax at the rate of \$0.1200 per \$100 of assessed valuation, which resulted in a tax levy of \$543,417 on the taxable valuation of \$452,847,613 for the 2025 tax year. The road bond principal and interest requirements to be paid from the tax revenues and available resources are \$483,675.
- (C) In accordance with the Road Series 2024 Bond Resolution, a portion of the bond proceeds were deposited into the debt service fund and reserved for the payment of bond interest during the construction period. This bond interest reserve is reduced as the interest is paid. The balance of \$131,658 in the bond interest reserve was fully utilized in the current year.

Note 6. Maintenance Taxes

At an election held November 8, 2016, voters authorized a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended November 30, 2025, the District levied an ad valorem maintenance tax at the rate of \$0.7300 per \$100 of assessed valuation, which resulted in a tax levy of \$3,305,788 on the taxable valuation of \$452,847,613 for the 2025 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Harris County Improvement District No. 14
Notes to Financial Statements
November 30, 2025

At an election held November 8, 2016, voters authorized a road maintenance tax not to exceed \$0.25 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended November 30, 2025, the District did not levy an ad valorem road maintenance tax for the 2025 tax year. The road maintenance tax will be used by the general fund, if levied in the future, to pay expenditures for the operation and maintenance of road and paving facilities within the District.

At an election held November 8, 2016, voters authorized an ad valorem economic development tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended November 30, 2025, the District did not levy an ad valorem economic development tax for the 2025 tax year. The economic development tax will be used by the general fund, if levied in the future, to pay expenditures for administration, operation, and maintenance, and for funding programs to promote economic development within the District.

Note 7. Joint Facilities Agreement

On May 1, 2018, the District executed a Joint Facilities Agreement (Agreement) with Harris County Improvement District No. 13 (District No. 13). The term of the agreement is for 40 years. The Agreement defines the two-party cost sharing terms and conditions for the financing, construction, operation, and use of the joint water supply and distribution facilities, joint sewage treatment, and collection facilities, the shared stormwater and detention facilities, the shared road improvements, and regional parks serving the District and District No. 13. All of the facilities are collectively referred to as the Regional Facilities. Each District will finance, own, and operate their respective internal water, sanitary sewer, and storm water systems.

On April 19, 2022, the District executed a Cost Sharing Agreement for Regional Facilities with District No. 13, which further outlines each District's pro rata shares of certain Regional Facilities and for the payment of certain lease payments. This agreement was amended and restated effective April 15, 2025.

District No.13 will hold legal title to, and be responsible for operating, the Regional Facilities, which will ultimately serve 3,660 equivalent single-family connections. District No. 13 will construct the Regional Facilities through funds advanced by the Developer. Each District will share the costs associated with future expansions or capital costs based on their respective pro rata shares as defined in the Cost Sharing Agreement.

During the current year, the District recorded expenses of \$1,899,239 under the terms of the Agreement. In addition, the District has advanced \$466,257 to District No. 13 as its share of operating reserve.

Note 8. Contingencies

The developer of the District is constructing water, sewer, drainage, road, and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developer for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District's engineer has stated that current construction contract amounts are approximately \$8,910,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Note 9. Risk Management

The District is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets, errors, and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three fiscal years.

Note 10. Subsequent Events

On December 18, 2025, the District issued its \$10,000,000 Unlimited Tax Bonds, Series 2025A, at net effective interest rate of approximately 4.763%. The bonds were sold to reimburse the developer for utility facilities constructed within the District.

On December 18, 2025, the District also issued its \$8,000,000 Unlimited Tax Park Bonds, Series 2025B, at net effective interest rate of approximately 4.687%. The bonds were sold to reimburse the developer for recreational facilities constructed within the District.

Required Supplementary Information

Harris County Improvement District No. 14
Budgetary Comparison Schedule – General Fund
Year Ended November 30, 2025

	Original Budget	Final Amended Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Property taxes	\$ 2,392,570	\$ 2,392,570	\$ 2,399,072	\$ 6,502
Water service	194,900	339,700	323,626	(16,074)
Sewer service	218,400	425,200	397,319	(27,881)
Regional water fees	286,683	441,900	445,059	3,159
Penalty and interest	8,100	15,200	15,071	(129)
Tap connection and inspection fees	464,500	744,000	479,236	(264,764)
Investment income	20,300	41,500	39,900	(1,600)
Other	2,100	5,400	5,220	(180)
Total Revenues	3,587,553	4,405,470	4,104,503	(300,967)
Expenditures				
Service operations				
Purchased services	2,150,484	2,018,600	1,899,239	119,361
Professional fees	209,400	206,400	178,917	27,483
Contracted services	103,500	120,700	98,401	22,299
Solid waste	108,200	225,300	207,679	17,621
Utilities	7,400	9,000	7,853	1,147
Repairs and maintenance	480,600	874,300	697,976	176,324
Other expenditures	76,860	111,350	82,619	28,731
Tap connections	327,300	442,500	271,957	170,543
Capital outlay	-	-	25,557	(25,557)
Total Expenditures	3,463,744	4,008,150	3,470,198	537,952
Excess of Revenues Over Expenditures	123,809	397,320	634,305	236,985
Other Financing Sources				
Developer advances received	-	150,000	150,000	-
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	123,809	547,320	784,305	236,985
Fund Balance (Deficit), Beginning of Year	(84,869)	(84,869)	(84,869)	-
Fund Balance, End of Year	\$ 38,940	\$ 462,451	\$ 699,436	\$ 236,985

Harris County Improvement District No. 14
Notes to Required Supplementary Information
November 30, 2025

Budgets and Budgetary Accounting

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

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

Supplementary Information

Harris County Improvement District No. 14
Other Schedules Included Within This Report
November 30, 2025

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

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 12–23
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-Term Debt Service Requirements by Years
- [X] Changes in Long-Term Bonded Debt
- [X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund
- [X] Board Members, Key Personnel, and Consultants

Harris County Improvement District No. 14
Schedule of Services and Rates
Year Ended November 30, 2025

1. Services provided by the District

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

2. Retail service providers

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

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate Per 1,000 Gallons Over Minimum</u>	<u>Usage Levels</u>	
Water:	\$ 25.00	7,000	N	\$ 1.30	7,001 to	16,000
				\$ 1.55	16,001 to	22,000
				\$ 2.15	22,001 to	No Limit
Wastewater:	\$ 35.00	1,000	N	\$ 1.75	1,001 to	No Limit
Regional water fee:	\$ 4.345	0	N	\$ 4.345	1,001 to	No Limit

Does the District employ winter averaging for wastewater usage?

Yes No

Total charges per 10,000 gallons usage (including fees): Water \$ 72.35 Wastewater \$ 50.75

b. Water and wastewater retail connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC*</u>
Unmetered	-	-	x1.0	-
≤ 3/4"	539	538	x1.0	538
1"	364	364	x2.5	910
1 1/2"	-	-	x5.0	-
2"	1	1	x8.0	8
3"	-	-	x15.0	-
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	-	-	x80.0	-
10"	-	-	x115.0	-
Total water	904	903		1,456
Total wastewater	888	887	x1.0	887

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

Gallons pumped into the system:	104,666
Gallons billed to customers:	104,666
Water accountability ratio (gallons billed/gallons pumped):	100.00%

*"ESFC" means equivalent single-family connections

**Harris County Improvement District No. 14
 Schedule of General Fund Expenditures
 Year Ended November 30, 2025**

Personnel (including benefits)		\$	-
Professional Fees			
Auditing	\$	19,400	
Legal		90,569	
Engineering		68,948	
Financial advisor		-	178,917
		<u> </u>	
Purchased Services for Resale			
Bulk water and wastewater service purchases			1,899,239
Regional Water Fee			-
Contracted Services			
Bookkeeping		66,447	
General manager		-	
Appraisal district		-	
Tax collector		-	
Security		-	
Other contracted services		31,954	98,401
		<u> </u>	
Utilities			7,853
Repairs and Maintenance			697,976
Administrative Expenditures			
Directors' fees		12,818	
Office supplies		4,479	
Insurance		6,393	
Other administrative expenditures		58,929	82,619
		<u> </u>	
Capital Outlay			
Capitalized assets		25,557	
Expenditures not capitalized		-	25,557
		<u> </u>	
Tap Connection Expenditures			271,957
Solid Waste Disposal			207,679
Fire Fighting			-
Parks and Recreation			-
Other Expenditures			-
			<u> </u>
Total Expenditures			<u><u>\$ 3,470,198</u></u>

Harris County Improvement District No. 14
Schedule of Temporary Investments
November 30, 2025

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Face Amount</u>	<u>Accrued Interest Receivable</u>
General Fund				
Certificates of Deposit				
No. 4258626	4.15%	9/15/2026	\$ 100,000	\$ 864
No. 9009006260	4.15%	1/17/2026	150,000	2,251
Texas CLASS	4.13%	Demand	134,395	-
			<u>384,395</u>	<u>3,115</u>
Debt Service Fund				
Texas CLASS	4.13%	Demand	442,441	-
Texas CLASS	4.13%	Demand	179,003	-
			<u>621,444</u>	<u>-</u>
Capital Projects Fund				
Texas CLASS	4.13%	Demand	185	-
Texas CLASS	4.13%	Demand	41,814	-
Texas CLASS	4.13%	Demand	298,759	-
			<u>340,758</u>	<u>-</u>
Totals			<u>\$ 1,346,597</u>	<u>\$ 3,115</u>

**Harris County Improvement District No. 14
 Analysis of Taxes Levied and Receivable
 Year Ended November 30, 2025**

	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>	<u>Road Debt Service Taxes</u>
Receivable, Beginning of Year	\$ 2,313,850	\$ 1,024,896	\$ 335,689
Additions and corrections to prior years' taxes	(57,378)	(8,471)	5,246
Adjusted Receivable, Beginning of Year	<u>2,256,472</u>	<u>1,016,425</u>	<u>340,935</u>
2025 Original Tax Levy	3,229,883	2,212,248	530,940
Additions and corrections	75,905	51,990	12,477
Adjusted tax levy	<u>3,305,788</u>	<u>2,264,238</u>	<u>543,417</u>
Total to Be Accounted For	5,562,260	3,280,663	884,352
Tax collections: Current year	(93,174)	(63,818)	(15,316)
Prior year	<u>(2,251,964)</u>	<u>(1,014,176)</u>	<u>(340,418)</u>
Receivable, End of Year	<u><u>3,217,122</u></u>	<u><u>2,202,669</u></u>	<u><u>528,618</u></u>
Receivable, by Years			
2025	\$ 3,212,613	\$ 2,200,420	\$ 528,101
2024	3,563	1,578	517
2023	<u>946</u>	<u>671</u>	<u>-</u>
Receivable, End of Year	<u><u>\$ 3,217,122</u></u>	<u><u>\$ 2,202,669</u></u>	<u><u>\$ 528,618</u></u>

**Harris County Improvement District No. 14
 Analysis of Taxes Levied and Receivable
 Year Ended November 30, 2025**

(Continued)

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
Property Valuations				
Land	\$ 114,612,729	\$ 90,920,535	\$ 79,553,677	\$ 40,243,507
Improvements	363,266,339	214,455,466	76,958,431	-
Personal property	3,039,969	1,248,963	249,814	62,679
Exemptions	<u>(28,071,424)</u>	<u>(17,505,142)</u>	<u>(8,664,086)</u>	<u>(6,910,055)</u>
Total Property Valuations	<u>\$ 452,847,613</u>	<u>\$ 289,119,822</u>	<u>\$ 148,097,836</u>	<u>\$ 33,396,131</u>
Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.5000	\$ 0.3765	\$ 0.5600	\$ -
Road debt service tax rates	0.1200	0.1235	-	-
Maintenance tax rates*	<u>0.7300</u>	<u>0.8500</u>	<u>0.7900</u>	<u>1.3500</u>
Total Tax Rates per \$100 Valuation	<u>\$ 1.3500</u>	<u>\$ 1.3500</u>	<u>\$ 1.3500</u>	<u>\$ 1.3500</u>
Tax Levy	<u>\$ 6,113,443</u>	<u>\$ 3,903,117</u>	<u>\$ 1,999,321</u>	<u>\$ 450,848</u>
Percent of Taxes Collected to Taxes Levied**	<u>3%</u>	<u>99%</u>	<u>99%</u>	<u>100%</u>

*Maximum tax rate approved by voters: \$1.50 on November 8, 2016

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

Harris County Improvement District No. 14
Schedule of Long-Term Debt Service Requirements by Years
November 30, 2025

Due During Fiscal Years Ending November 30	Series 2022		Total
	Principal Due May 1	Interest Due May 1, November 1	
2026	\$ 150,000	\$ 333,931	\$ 483,931
2027	160,000	324,631	484,631
2028	165,000	314,881	479,881
2029	175,000	304,681	479,681
2030	185,000	293,881	478,881
2031	195,000	282,481	477,481
2032	205,000	270,481	475,481
2033	215,000	258,956	473,956
2034	225,000	247,956	472,956
2035	235,000	236,456	471,456
2036	250,000	224,175	474,175
2037	260,000	211,106	471,106
2038	275,000	197,225	472,225
2039	285,000	182,525	467,525
2040	300,000	166,982	466,982
2041	315,000	150,454	465,454
2042	330,000	133,119	463,119
2043	350,000	114,625	464,625
2044	365,000	94,963	459,963
2045	385,000	74,338	459,338
2046	405,000	53,625	458,625
2047	425,000	32,875	457,875
2048	445,000	11,125	456,125
Totals	<u>\$ 6,300,000</u>	<u>\$ 4,515,472</u>	<u>\$ 10,815,472</u>

Harris County Improvement District No. 14
Schedule of Long-Term Debt Service Requirements by Years
November 30, 2025

(Continued)

Due During Fiscal Years Ending November 30	Series 2023		Total
	Principal Due May 1	Interest Due May 1, November 1	
2026	\$ 155,000	\$ 395,175	\$ 550,175
2027	165,000	383,975	548,975
2028	170,000	372,250	542,250
2029	180,000	360,000	540,000
2030	190,000	347,050	537,050
2031	205,000	333,225	538,225
2032	215,000	318,525	533,525
2033	225,000	305,375	530,375
2034	240,000	293,750	533,750
2035	255,000	281,375	536,375
2036	270,000	268,250	538,250
2037	285,000	254,375	539,375
2038	300,000	239,750	539,750
2039	320,000	224,250	544,250
2040	335,000	207,875	542,875
2041	355,000	190,625	545,625
2042	375,000	172,375	547,375
2043	400,000	153,000	553,000
2044	420,000	132,500	552,500
2045	445,000	110,875	555,875
2046	470,000	88,000	558,000
2047	500,000	63,750	563,750
2048	525,000	38,125	563,125
2049	500,000	12,500	512,500
Totals	<u>\$ 7,500,000</u>	<u>\$ 5,546,950</u>	<u>\$ 13,046,950</u>

Harris County Improvement District No. 14
Schedule of Long-Term Debt Service Requirements by Years
November 30, 2025

(Continued)

Due During Fiscal Years Ending November 30	Road Series 2024		Total
	Principal Due May 1	Interest Due May 1, November 1	
2026	\$ 150,000	\$ 333,675	\$ 483,675
2027	160,000	323,600	483,600
2028	170,000	313,300	483,300
2029	180,000	302,800	482,800
2030	190,000	291,700	481,700
2031	200,000	282,000	482,000
2032	210,000	273,800	483,800
2033	225,000	265,100	490,100
2034	235,000	255,900	490,900
2035	250,000	246,200	496,200
2036	265,000	235,900	500,900
2037	280,000	225,000	505,000
2038	295,000	213,500	508,500
2039	310,000	201,400	511,400
2040	330,000	188,600	518,600
2041	350,000	175,000	525,000
2042	370,000	160,600	530,600
2043	390,000	145,400	535,400
2044	415,000	129,300	544,300
2045	435,000	112,300	547,300
2046	460,000	94,400	554,400
2047	490,000	75,400	565,400
2048	515,000	55,300	570,300
2049	545,000	34,100	579,100
2050	580,000	11,600	591,600
Totals	\$ 8,000,000	\$ 4,945,875	\$ 12,945,875

Harris County Improvement District No. 14
Schedule of Long-Term Debt Service Requirements by Years
November 30, 2025

(Continued)

Due During Fiscal Years Ending November 30	Series 2024A		Total
	Principal Due May 1	Interest Due May 1, November 1	
2026	\$ -	\$ 357,500	\$ 357,500
2027	-	357,500	357,500
2028	300,000	347,750	647,750
2029	300,000	328,250	628,250
2030	300,000	308,750	608,750
2031	300,000	291,500	591,500
2032	300,000	278,000	578,000
2033	300,000	266,000	566,000
2034	325,000	253,500	578,500
2035	325,000	240,500	565,500
2036	325,000	227,500	552,500
2037	325,000	214,500	539,500
2038	325,000	201,500	526,500
2039	330,000	188,400	518,400
2040	330,000	175,200	505,200
2041	335,000	161,900	496,900
2042	335,000	148,500	483,500
2043	335,000	135,100	470,100
2044	335,000	121,700	456,700
2045	335,000	108,300	443,300
2046	340,000	94,800	434,800
2047	340,000	81,200	421,200
2048	360,000	67,200	427,200
2049	750,000	45,000	795,000
2050	750,000	15,000	765,000
Totals	<u>\$ 8,300,000</u>	<u>\$ 5,015,050</u>	<u>\$ 13,315,050</u>

Harris County Improvement District No. 14
Schedule of Long-Term Debt Service Requirements by Years
November 30, 2025

(Continued)

Due During Fiscal Years Ending November 30	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$ 455,000	\$ 1,420,281	\$ 1,875,281
2027	485,000	1,389,706	1,874,706
2028	805,000	1,348,181	2,153,181
2029	835,000	1,295,731	2,130,731
2030	865,000	1,241,381	2,106,381
2031	900,000	1,189,206	2,089,206
2032	930,000	1,140,806	2,070,806
2033	965,000	1,095,431	2,060,431
2034	1,025,000	1,051,106	2,076,106
2035	1,065,000	1,004,531	2,069,531
2036	1,110,000	955,825	2,065,825
2037	1,150,000	904,981	2,054,981
2038	1,195,000	851,975	2,046,975
2039	1,245,000	796,575	2,041,575
2040	1,295,000	738,657	2,033,657
2041	1,355,000	677,979	2,032,979
2042	1,410,000	614,594	2,024,594
2043	1,475,000	548,125	2,023,125
2044	1,535,000	478,463	2,013,463
2045	1,600,000	405,813	2,005,813
2046	1,675,000	330,825	2,005,825
2047	1,755,000	253,225	2,008,225
2048	1,845,000	171,750	2,016,750
2049	1,795,000	91,600	1,886,600
2050	1,330,000	26,600	1,356,600
Totals	\$ 30,100,000	\$ 20,023,347	\$ 50,123,347

Harris County Improvement District No. 14
Changes in Long-Term Bonded Debt
Year Ended November 30, 2025

	Bond		
	Series 2022	Series 2023	Road Series 2024
Interest rates	5.00% to 6.00%	5.00% to 7.00%	4.00% to 6.50%
Dates interest payable	May 1/ November 1	May 1/ November 1	May 1/ November 1
Maturity dates	May 1, 2026/2048	May 1, 2026/2049	May 1, 2026/2050
Bonds outstanding, beginning of the current year	\$ 6,300,000	\$ 7,500,000	\$ 8,000,000
Retirements, principal	-	-	-
Bonds outstanding, end of current year	<u>\$ 6,300,000</u>	<u>\$ 7,500,000</u>	<u>\$ 8,000,000</u>
Interest paid during the current year	<u>\$ 338,431</u>	<u>\$ 400,600</u>	<u>\$ 338,550</u>
Paying agent's name and address			
Series 2022	- The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
Series 2023	- The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
Series 2024	- The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
Series 2024A	- The Bank of New York Mellon Trust Company, N.A., Houston, Texas		

Bond authority	Tax and Refunding Bonds	Recreational and Refunding Bonds	Road and Refunding Bonds	Economic Development and Refunding Bonds
	Amount authorized by voters	\$ 302,650,000	\$ 51,350,000	\$ 172,000,000
Amount issued	\$ 22,100,000	\$ -	\$ 8,000,000	\$ -
Remaining to be issued	<u>\$ 280,550,000</u>	<u>\$ 51,350,000</u>	<u>\$ 164,000,000</u>	<u>\$ 25,000,000</u>
Debt service fund cash and temporary investment balances as of November 30, 2025:				<u>\$ 855,668</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:				<u>\$ 2,004,934</u>

Issues

<u>Series 2024A</u>	<u>Totals</u>
4.00% to 6.50%	
May 1/ November 1	
May 1, 2028/2050	
\$ 8,300,000	\$ 30,100,000
-	-
<u>\$ 8,300,000</u>	<u>\$ 30,100,000</u>
<u>\$ 338,632</u>	<u>\$ 1,416,213</u>

Harris County Improvement District No. 14
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended November 30,

	Amounts				
	2025	2024	2023	2022	2021
General Fund					
Revenues					
Property taxes	\$ 2,399,072	\$ 1,164,339	\$ 453,846	\$ 80,713	\$ 65,286
Water service	323,626	201,037	92,968	24,203	-
Sewer service	397,319	179,636	44,628	984	-
Regional water fee	445,059	319,339	181,943	18,455	-
Penalty and interest	15,071	8,038	7,435	1,973	-
Tap connection and inspection fees	479,236	504,729	539,238	442,002	-
Investment income	39,900	11,293	251	10	24
Other income	5,220	3,480	143	-	-
Total Revenues	<u>4,104,503</u>	<u>2,391,891</u>	<u>1,320,452</u>	<u>568,340</u>	<u>65,310</u>
Expenditures					
Service operations					
Purchased services	1,899,239	1,553,276	1,124,217	378,716	-
Professional fees	178,917	169,324	154,449	184,214	134,205
Contracted services	98,401	97,436	81,325	40,549	25,941
Solid waste	207,679	108,724	76,415	14,889	-
Utilities	7,853	7,027	6,634	-	-
Repairs and maintenance	697,976	429,993	531,575	297,603	14,953
Other expenditures	82,619	60,666	49,068	54,430	28,427
Tap connections	271,957	317,216	289,748	237,976	-
Capital outlay	25,557	-	-	-	-
Debt service, debt issuance costs	-	-	-	59,611	-
Total Expenditures	<u>3,470,198</u>	<u>2,743,662</u>	<u>2,313,431</u>	<u>1,267,988</u>	<u>203,526</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>634,305</u>	<u>(351,771)</u>	<u>(992,979)</u>	<u>(699,648)</u>	<u>(138,216)</u>
Other Financing Sources					
Interfund transfers in	-	-	72,610	-	-
Developer advances received	150,000	380,000	1,098,500	398,000	161,000
Total Other Financing Sources	<u>150,000</u>	<u>380,000</u>	<u>1,171,110</u>	<u>398,000</u>	<u>161,000</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>784,305</u>	<u>28,229</u>	<u>178,131</u>	<u>(301,648)</u>	<u>22,784</u>
Fund Balance (Deficit), Beginning of Year	<u>(84,869)</u>	<u>(113,098)</u>	<u>(291,229)</u>	<u>10,419</u>	<u>(12,365)</u>
Fund Balance (Deficit), End of Year	<u>\$ 699,436</u>	<u>\$ (84,869)</u>	<u>\$ (113,098)</u>	<u>\$ (291,229)</u>	<u>\$ 10,419</u>
Total Active Retail Water Connections	<u>903</u>	<u>692</u>	<u>452</u>	<u>208</u>	<u>N/A</u>
Total Active Retail Wastewater Connections	<u>887</u>	<u>692</u>	<u>452</u>	<u>206</u>	<u>N/A</u>

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021
58.4 %	48.7 %	34.4 %	14.2 %	100.0 %
7.9	8.4	8.3	4.3	-
9.7	7.5	4.7	0.2	-
10.8	13.4	13.8	3.2	-
0.4	0.3	0.6	0.3	-
11.7	21.1	38.2	77.8	-
1.0	0.5	0.0	0.0	0.0
0.1	0.1	0.0	-	-
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
46.3	64.9	85.1	66.6	-
4.4	7.1	11.7	32.4	205.5
2.4	4.1	6.2	7.1	39.7
5.1	4.5	5.8	2.6	-
0.2	0.3	0.5	-	-
17.0	18.0	40.3	52.4	22.9
2.0	2.5	3.7	9.6	43.5
6.6	13.3	21.9	41.9	-
0.6	-	-	-	-
-	-	-	10.5	-
<u>84.6</u>	<u>114.7</u>	<u>175.2</u>	<u>223.1</u>	<u>311.6</u>
<u>15.4 %</u>	<u>(14.7) %</u>	<u>(75.2) %</u>	<u>(123.1) %</u>	<u>(211.6) %</u>

Harris County Improvement District No. 14
Schedule of Revenues and Expenditures – Debt Service Fund
Three Years Ended November 30,

	Amounts		
	2025	2024	2023
Debt Service Fund			
Revenues			
Property taxes	\$ 1,441,128	\$ 827,479	\$ -
Penalty and interest	24,244	12,454	3,163
Investment income	50,088	48,374	19,411
Other income	-	140	-
Total Revenues	1,515,460	888,447	22,574
Expenditures			
Current			
Professional fees	5,282	3,271	-
Contracted services	43,964	29,486	11,694
Other expenditures	8,266	8,960	7,819
Debt service, interest and fees	1,419,963	932,957	291,427
Total Expenditures	1,477,475	974,674	310,940
Excess (Deficiency) of Revenues Over Expenditures	37,985	(86,227)	(288,366)
Other Financing Sources (Uses)			
Interfund transfers out	-	-	(12,999)
General obligation bonds issued	-	338,550	672,800
Total Other Financing Sources	-	338,550	659,801
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	37,985	252,323	371,435
Fund Balance, Beginning of Year	623,758	371,435	-
Fund Balance, End of Year	\$ 661,743	\$ 623,758	\$ 371,435

Percent of Fund Total Revenues		
2025	2024	2023
95.1 %	93.1 %	- %
1.6	1.4	14.0
3.3	5.5	86.0
-	0.0	-
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.4	0.4	-
2.9	3.3	51.8
0.5	1.0	34.6
<u>93.7</u>	<u>105.0</u>	<u>1,291.0</u>
<u>97.5</u>	<u>109.7</u>	<u>1,377.4</u>
<u>2.5 %</u>	<u>(9.7) %</u>	<u>(1,277.4) %</u>

**Harris County Improvement District No. 14
Board Members, Key Personnel, and Consultants
Year Ended November 30, 2025**

Complete District mailing address:	Harris County Improvement District No. 14 c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, TX 77027
District business telephone number:	713.860.6400
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	August 19, 2025
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

<u>Board Members</u>	<u>Term of Office Elected & Expires</u>	<u>Fees*</u>	<u>Expense Reimbursements</u>	<u>Title at Year-End</u>
John Herzog	Appointed 06/25– 06/29	\$ 3,094	\$ 661	President
Emily Lashbrook	Appointed 06/25– 06/29	2,652	586	Vice President
Carol Mather	Appointed 06/23– 06/27	2,652	1,411	Secretary
Debbie Hooper	Appointed 06/23– 06/27	2,873	259	Assistant Vice President
Carla Dawson	Appointed 06/23– 06/27	1,547	-	Assistant Secretary

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

**Harris County Improvement District No. 14
Board Members, Key Personnel, and Consultants
Year Ended November 30, 2025**

(Continued)

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Allen Boone Humphries Robinson LLP	08/22/16	\$ 116,151	General Counsel
B&A Municipal Tax Services, LLC	09/15/16	25,149	Tax Assessor/ Collector
BGE, Inc.	08/22/16	68,948	Engineer
Forvis Mazars, LLP	03/15/22	19,400	Auditor
Harris Central Appraisal District	Legislative Action	30,075	Appraiser
Inframark, LLC	12/04/18	894,090	Operator
Masterson Advisors LLC	05/01/18	-	Financial Advisor
Municipal Accounts & Consulting, L.P.	08/22/16	70,808	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	12/03/19	5,282	Delinquent Tax Attorney
Investment Officers			
Mark Burton and Ghia Lewis	09/15/16	N/A	Bookkeepers