

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
(Montgomery County, Texas)**

PRELIMINARY OFFICIAL STATEMENT

DATED: JUNE 4, 2026

\$3,000,000

UNLIMITED TAX UTILITY BONDS, SERIES 2026

**UTILITY BONDS BIDS TO BE SUBMITTED BY: 9:30 A.M., CENTRAL TIME
THURSDAY, JULY 9, 2026**

**BONDS TO BE AWARDED: 12:00 P.M., CENTRAL TIME
THURSDAY, JULY 9, 2026**

PRELIMINARY OFFICIAL STATEMENT DATED JUNE 4, 2026

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

IN THE OPINION OF BOND COUNSEL, HEREINAFTER DEFINED, INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER EXISTING LAW. SEE “TAX MATTERS” FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

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

NEW ISSUE – Book Entry Only

Moody’s Investors Service, Inc. (Underlying) “Baa1”

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
(A political subdivision of the State of Texas, located within Montgomery County)

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

Dated: August 1, 2026

Due: April 1, as shown on inside cover page

Interest Accrues from Delivery Date

The \$3,000,000 Unlimited Tax Utility Bonds, Series 2026 (the “Bonds”) are solely obligations of Montgomery County Municipal Utility District No. 139 (the “District”) and are not obligations of the State of Texas; Montgomery County, Texas; the City of Conroe, Texas; or any political subdivision or entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; Montgomery County, Texas; the City of Conroe, Texas; nor any entity other than the District is pledged to the payment of the principal of or the interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially, Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the “Paying Agent/Registrar”). The Bonds are dated August 1, 2026, and interest on the Bonds accrues from the date of their delivery, currently scheduled for August 12, 2026 (the “Delivery Date”). Interest is payable April 1, 2027, and on each October 1 and April 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date. The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which, in turn, will remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See “THE BONDS – Book-Entry-Only System.”

See “MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS” on inside cover.

The Bonds constitute the ninth series of unlimited tax bonds issued by the District for the purpose of acquiring or constructing water, wastewater and drainage facilities (the “Utility System”) to serve the District, and, when issued, will constitute valid and binding obligations of the District payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See “THE BONDS – Source of Payment.” Investment in the Bonds is subject to special risk factors as described herein. Prospective purchasers should review this entire Preliminary Official Statement, including particularly the section of this Preliminary Official Statement entitled “INVESTMENT CONSIDERATIONS,” before making an investment decision. See “INVESTMENT CONSIDERATIONS.”

The Bonds are offered, when, as and if issued by the District to the winning bidder of the Bonds (the “Initial Purchaser”), and subject, among other things, to the approval of the Attorney General of Texas and of Coats Rose, P.C., Houston, Texas, Bond Counsel. Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, as Disclosure Counsel. This Preliminary Official Statement and the information contained herein are subject to completion and amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful under the securities laws of such jurisdictions. Delivery of the Bonds through the facilities of DTC is expected on or about August 12, 2026.

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

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

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

Maturity April 1	Principal Amount ^(d)	Interest Rate	Initial Reoffering Yield ^(a)	CUSIP No. ^(b)	Maturity April 1	Principal Amount ^(d)	Interest Rate	Initial Reoffering Yield ^(a)	CUSIP No. ^(b)
2028	\$ 70,000	—%	—%	—	2040 ^(c)	\$ 120,000	—%	—%	—
2029	70,000	—%	—%	—	2041 ^(c)	125,000	—%	—%	—
2030	75,000	—%	—%	—	2042 ^(c)	135,000	—%	—%	—
2031	80,000	—%	—%	—	2043 ^(c)	140,000	—%	—%	—
2032	85,000	—%	—%	—	2044 ^(c)	145,000	—%	—%	—
2033 ^(c)	90,000	—%	—%	—	2045 ^(c)	155,000	—%	—%	—
2034 ^(c)	90,000	—%	—%	—	2046 ^(c)	160,000	—%	—%	—
2035 ^(c)	95,000	—%	—%	—	2047 ^(c)	170,000	—%	—%	—
2036 ^(c)	100,000	—%	—%	—	2048 ^(c)	180,000	—%	—%	—
2037 ^(c)	105,000	—%	—%	—	2049 ^(c)	185,000	—%	—%	—
2038 ^(c)	110,000	—%	—%	—	2050 ^(c)	195,000	—%	—%	—
2039 ^(c)	115,000	—%	—%	—	2051 ^(c)	205,000	—%	—%	—

- ^(a) The initial reoffering yield has been provided by the Initial Purchaser (herein defined) and represents the initial offering price to the public of a substantial amount of the Bonds for each maturity. Such initial reoffering yield may be changed for subsequent purchasers. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- ^(b) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- ^(c) Bonds maturing on April 1, 2033, and thereafter, are subject to redemption prior to maturity at the option of the District, as a whole or from time to time in part, on April 1, 2032, or any date thereafter at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption. See “THE BONDS – Redemption of the Bonds.”
- ^(d) The Initial Purchaser may designate one or more maturities as term bonds. See accompanying “Official Notice of Sale” and “Official Bid Form.”

USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission (“SEC”), as amended, and in effect on the date of this Preliminary Official Statement, this document constitutes an “official statement” of the District with respect to the Bonds that has been deemed “final” by the District as of its date except for the omission of no more than information permitted by SEC 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 representations must not be relied upon as having been authorized by the District or the Initial Purchaser.

This Official Statement does not constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of any offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, orders, contracts, records, and 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 Coats Rose, P.C. (“Bond Counsel”) for further information.

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

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this final official statement for any purposes.

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net interest cost, which was tendered by _____ (the "Initial Purchaser"). The Initial Purchaser has agreed to purchase the Bonds, bearing the interest rates shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the inside cover page of this Official Statement, at a price of _____% of the principal amount thereof which resulted in a net effective interest rate of _____%, calculated pursuant to Chapter 1204, Texas Government Code, as amended.

The Initial Purchaser is referred to as the "Initial Purchaser" through this Official Statement.

Prices and Marketability

The District has no control over the reoffering yields or prices of the Bonds or 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 prices of the Bonds may be greater than the difference between the bid and asked prices of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

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

Securities Laws

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

MUNICIPAL BOND INSURANCE

An application has been made for a commitment to issue a policy of municipal bond guaranty insurance on the Bonds. **The purchase of such Municipal Bond Guaranty Insurance on the Bonds by the Initial Purchaser is mandatory,** and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating company other than Moody's, will be at the option and expense of the Initial Purchaser. The Initial Purchaser understands, by submission of its bid, that the Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings.

RATINGS

Moody's Investors Service, Inc. ("Moody's") has assigned an underlying credit rating of "Baa1" to the Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007.

Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by S&P

or Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

The District is not aware of any rating assigned the Bonds other than the rating of Moody's.

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OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The District.....	Montgomery County Municipal Utility District No. 139 (the “District”), a political subdivision of the State of Texas, is located in Montgomery County, Texas and wholly within the extraterritorial jurisdiction of the City of Conroe, Texas. See “THE DISTRICT.”
The Bonds.....	The District is issuing \$3,000,000 Unlimited Tax Utility Bonds, Series 2026 (the “Bonds”). The Bonds are dated August 1, 2026 and mature on April 1 in the years and amounts set forth on the inside cover page hereof. Interest accrues from the date of the delivery of the Bonds at the rates per annum set forth on the inside cover page hereof and is payable on April 1, 2027, and on each October 1 and April 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS.”
Redemption	Bonds maturing on and after April 1, 2033, are subject to redemption, in whole or from time to time in part, at the option of the District on April 1, 2032, and on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See “THE BONDS – Redemption of the Bonds.”
Source of Payment.....	Principal of and interest on the Bonds are payable from the proceeds of two continuing direct annual ad valorem taxes, each levied upon all taxable property within the District without legal limitation as to rate or amount. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Montgomery County, Texas, the City of Conroe, Texas (the “City”), or any entity other than the District. See “THE BONDS – Source of Payment.”
Qualified Tax-Exempt Obligations.....	The Bonds will be designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Qualified Tax-Exempt Obligations.”
Outstanding Bonds	The District has previously issued the following: (i) \$3,885,000 Unlimited Tax Utility Bonds, Series 2025 of which \$3,885,000 remains outstanding as of May 1, 2026 (the “Outstanding 2025 Utility Bonds”), (ii) \$6,000,000 Unlimited Tax Utility Bonds, Series 2024 of which \$5,875,000 remains outstanding as of May 1, 2026 (the “Outstanding 2024 Utility Bonds”), (iii) \$7,500,000 Unlimited Tax Utility Bonds, Series 2023 of which \$7,160,000 remains outstanding as of May 1, 2026 (the “Outstanding 2023 Utility Bonds”), (iv) \$8,795,000 Unlimited Tax Utility Bonds, Series 2022 of which \$8,110,000 remains outstanding as of May 1, 2026 (the “Outstanding 2022 Utility Bonds”), (v) \$7,570,000 Unlimited Tax Utility Bonds, Series 2021 of which \$6,550,000 remains outstanding as of May 1, 2026 (the “Outstanding 2021 Utility Bonds”), (vi) \$6,670,000 Unlimited Tax Utility Bonds, Series 2020 of which \$5,670,000 remains outstanding as of May 1, 2026 (the “Outstanding 2020 Utility Bonds”), (vii) \$5,525,000 Unlimited Tax Bonds, Series 2019 of which \$4,475,000 remains outstanding as of May 1, 2026 (the “Outstanding 2019 Utility Bonds”), and (viii) \$5,085,000 Unlimited Tax Bonds, Series 2018 of which \$4,090,000 remains outstanding as of May 1, 2026 (the “Outstanding 2018 Utility Bonds”). The Outstanding 2025 Utility Bonds, Outstanding

2024 Utility Bonds, Outstanding 2023 Utility Bonds, Outstanding 2022 Utility Bonds, Outstanding 2021 Utility Bonds, Outstanding 2020 Utility Bonds, Outstanding 2019 Utility Bonds, and the Outstanding 2018 Utility Bonds are collectively referred to herein as the “Outstanding Utility Bonds.”

In addition, the District previously issued the following: (i) \$2,815,000 Unlimited Tax Road Bonds, Series 2025 of which \$2,815,000 remains outstanding as of May 1, 2026 (the “Outstanding 2025 Road Bonds”), (ii) \$5,000,000 Unlimited Tax Road Bonds, Series 2024 of which \$4,890,000 remains outstanding as of May 1, 2026 (the “Outstanding 2024 Road Bonds”), (iii) \$3,670,000 Unlimited Tax Road Bonds, Series 2023A of which \$3,505,000 remains outstanding as of May 1, 2026 (the “Outstanding 2023A Road Bonds”), (iv) \$8,410,000 Unlimited Tax Road Bonds, Series 2023 of which \$7,825,000 remains outstanding as of May 1, 2026 (the “Outstanding 2023 Road Bonds”), (v) \$7,400,000 Unlimited Tax Road Bonds, Series 2022 of which \$6,875,000 remains outstanding as of May 1, 2026 (the “Outstanding 2022 Road Bonds”), (vi) \$2,615,000 Unlimited Tax Road Bonds, Series 2021 of which \$2,295,000 remains outstanding as of May 1, 2026 (the “Outstanding 2021 Road Bonds”), (vii) \$2,000,000 Unlimited Tax Road Bonds, Series 2020 of which \$1,750,000 remains outstanding as of May 1, 2026 (the “Outstanding 2020 Road Bonds”), (viii) \$3,870,000 Unlimited Tax Road Bonds, Series 2019 of which \$3,130,000 remains outstanding as of June 1, 2026 (the “Outstanding 2019 Road Bonds”), and (ix) \$4,775,000 Unlimited Tax Bonds, Series 2017 of which \$3,555,000 remains outstanding as of May 1, 2026 (the “Outstanding 2017 Road Bonds”). The Outstanding 2025 Road Bonds, Outstanding 2024 Road Bonds, Outstanding 2023A Road Bonds, Outstanding 2023 Road Bonds, Outstanding 2022 Road Bonds, Outstanding 2021 Road Bonds, Outstanding 2020 Road Bonds, Outstanding 2019 Road Bonds, and the Outstanding 2017 Road Bonds are collectively referred to herein as the “Outstanding Road Bonds.”

The Outstanding Utility Bonds and the Outstanding Road Bonds are collectively referred to herein as the “Outstanding Bonds.”

Payment Record.....

The District has never defaulted on the timely payment of principal and interest on its prior bonded indebtedness. See “THE BONDS – Source of Payment.”

Authority for Issuance

To date, voters of the District have authorized the District’s issuance of \$366,930,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer, and drainage facilities to serve the District (the “Utility System”) and for refunding purposes; \$165,540,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing a road system to serve the District (the “Road System”) and for refunding purposes; and \$37,710,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District and for refunding purposes. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$312,900,000 for the Utility System; \$124,985,000 for the Road System; and \$37,710,000 for parks and recreational facilities.

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8449 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) an order (the “Bond Order”) adopted by the Board

of Directors of the District on the date of the sale of the Bonds, (iv) an election held within the District on November 4, 2014, and (v) an approving order of the Texas Commission on Environmental Quality (“TCEQ”).

Use of Bond Proceeds.....	A portion of the proceeds from the sale of the Bonds will be used to reimburse the Developer (hereinafter defined) for a portion of the development of the following: (i) Fosters Ridge, Section 21; (ii) Fosters Ridge, Section 20B; (iii) Erosion remediation to serve Fosters Ridge Section 19 Creek; (iv) Wastewater Treatment Plant Rehabilitation; and (v) storm water compliance, geotechnical and engineering fees related to the aforementioned projects.] In addition, a portion of the proceeds from the Bonds will be used to pay for developer interest and certain other costs associated with the issuance of the Bonds. See “THE BONDS – Use and Distribution of Bond Proceeds.”
Municipal Bond Insurance	Applications have been made for a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such Municipal Bond Guaranty Insurance on the Bonds by the Initial Purchaser is mandatory , and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, other than Moody’s, will be at the option of the winning bidder for the Bonds. See “MUNICIPAL BOND INSURANCE.”
Ratings.....	Moody’s Investors Service, Inc. (Underlying) – “Baa1.” See “RATINGS.”
Bond Counsel	Coats Rose, P.C., Houston, Texas.
Disclosure Counsel.....	Orrick, Herrington & Sutcliffe LLP, Houston, Texas.
Municipal Advisor.....	Tierra Financial Advisors, LLC, Arlington, Texas (“Tierra”). Tierra is a wholly-owned subsidiary of D.R. Horton Inc., the primary developer of land in the District. See “RELATIONSHIP AMONG THE PARTIES” herein.

THE DISTRICT

Description	The District was created by House Bill No. 1385, 83rd Texas Legislature, Regular Session, codified as Chapter 8449, Texas Special District Local Laws Code, effective June 14, 2013, as a conservation and reclamation district created under and essential to accomplish the purposes of Section 59, Article XVI, and Section 52, Article III of the Texas Constitution, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District consists of approximately 793 total acres. See “THE DISTRICT.”
Location.....	The District is located approximately 35 miles from the central downtown business district of the City of Houston, Texas and approximately 15 miles southwest of the City of Conroe, Texas’ central business district. The District is north of Farm-to-Market 1488 along Old Conroe Road and can be accessed from Interstate Highway 45 via Farm-to-Market 1488 and Old Conroe Road. The District is located in Montgomery County and within the extraterritorial jurisdiction of the City of Conroe, Texas. See “THE DISTRICT- LOCATION.”
Developer and Principal Landowner	The developer of the land within the District is D.R. Horton-Texas, Ltd. (the “Developer”), a Texas limited partnership. The Developer is wholly owned by D.R. Horton, Inc. (“D.R. Horton”), a Delaware corporation and publicly held company, the stock of which is listed on the New York Stock Exchange under the ticker symbol “DHI.”

To date, the Developer has developed approximately 368.37 acres within the District which are being marketed as Fosters Ridge. The Developer continues to own approximately 0.1888 acres of undeveloped land within the District. See “PRINCIPAL LANDOWNER/DEVELOPER.”

Development within the District..... Development in the District includes 1,799 single-family residential lots on approximately 368.37 acres and is fully built out. Section Eleven of Fosters Ridge (124 lots) was developed as a rental property community. Homes in Section Eleven, Fosters Ridge, were purchased by Home Rent 3 LLC, a foreign limited liability company (“Home Rent 3”), as such homes are constructed. See “INVESTMENT CONSIDERATIONS – Rental Homes.”

In addition to the development described above, the Developer has constructed a recreation center which includes a recreation pool, restrooms and open spaces on approximately 7 acres in the District. The remainder of the District is comprised of approximately 401.658 acres of street right-of-way, easements, drainage, floodway, open spaces and utility sites, including the 7 acres devoted to the recreation center. See “DEVELOPMENT OF THE DISTRICT – Status of Development within the District.”

Homebuilders D.R. Horton has completed building single-family homes in the District. Homes in the District ranged in price from approximately \$235,000 to over \$530,000 and in size from approximately 2,000 square feet to over 3,300 square feet. See “DEVELOPMENT OF THE DISTRICT – Homebuilders within the District.”

INVESTMENT CONSIDERATIONS

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

SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2025 Assessed Valuation	\$ 669,385,514 ^(a)
Direct Debt:	
The Outstanding Bonds (as of May 1, 2026)	\$ 82,455,000
The Bonds	\$ 3,000,000
Total	<u>\$ 85,455,000</u>
Estimated Overlapping Debt	<u>\$ 37,649,434^(b)</u>
Total Direct and Estimated Overlapping Debt	\$ 123,104,434 ^(b)
Direct Debt Ratio:	
As a percentage of 2025 Assessed Valuation	12.77%
Direct and Estimated Overlapping Debt Ratio:	
As a percentage of 2025 Assessed Valuation	18.39%
Utility System Debt Service Fund (as of May 7, 2026)	\$ 3,042,966 ^(c)
Road System Debt Service Fund (as of May 7, 2026)	\$ 6,704 ^(d)
Utility System Capital Projects Fund (as of May 7, 2026)	\$ 2,186,553
Road System Capital Projects Fund (as of May 7, 2026)	\$ 25,854
Operating Fund (as of May 7, 2026)	\$ 4,046,476
2025 Tax Rate:	
Utility System Debt Service	\$ 0.46
Road System Debt Service	\$ 0.38
Maintenance & Operation	\$ 0.21
Total	<u>\$ 1.05^(e)</u>
Estimated Average Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2026 - 2051)	\$ 4,851,625 ^(f)
Estimated Maximum Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2045)	\$ 6,072,131 ^(f)
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026 - 2051):	
Based on 2025 Assessed Valuation at 95% Collections	\$ 0.77
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2045):	
Based on 2025 Assessed Valuation at 95% Collections	\$ 0.96

^(a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Montgomery Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."

^(b) See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."

^(c) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund. The funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Outstanding Utility Bonds, the Bonds, and any other bonds issued for the purpose of acquiring or constructing the Utility System. The funds in the Utility System Debt Service Fund are not pledged to pay debt service on the Outstanding Road Bonds or any other bonds issued for the purpose of acquiring or constructing the Road System.

^(d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road Bond Debt Service Fund. The funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Outstanding Road Bonds and any other bonds issued for the purpose of acquiring or constructing the Road System. The funds in the Road System Debt Service Fund are not pledged to pay debt service on the Outstanding Utility Bonds, the Bonds, or any other bonds issued for the purpose of acquiring or constructing the Utility System.

^(e) See "TAX DATA – Tax Rate Calculations."

^(f) Debt Service on the Bonds is estimated at an average interest rate of 4.75%. See "DISTRICT DEBT – Debt Service Requirement Schedule."

OFFICIAL STATEMENT

relating to

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
(A Political Subdivision of the State of Texas, located within Montgomery County)

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

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Montgomery County Municipal Utility District No. 139 (the "District") of its \$3,000,000 Unlimited Tax Utility Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8449 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) an order (the "Bond Order") adopted by the Board of Directors of the District on the date of the sale of the Bonds, (iv) an election held within the District on November 4, 2014, and (v) an approving order of the Texas Commission on Environmental Quality ("TCEQ").

Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Order, except as otherwise indicated herein.

This Official Statement also includes information about the District and certain reports and other statistical data. The summaries and references to all documents, statutes, reports and other instruments referred to herein do not purport to be complete, comprehensive or definitive and each summary and reference is qualified in its entirety by reference to each such document, statute, report or instrument.

RELATIONSHIP AMONG THE PARTIES

Tierra Financial Advisors, LLC, serves as municipal advisor to the District (the "Municipal Advisor") and is a wholly owned subsidiary of D.R. Horton Inc. ("D.R. Horton"), the primary developer of land in the District. The District was created in 2013 at the direction of D.R. Horton to facilitate development in the District. To date, D.R. Horton has developed approximately 368.37 acres within the District which are being marketed as Fosters Ridge. D.R. Horton continues to own approximately 0.1888 acres of undeveloped land within the District. See "DEVELOPMENT OF THE DISTRICT" and "PRINCIPAL LANDOWNER/DEVELOPER." A portion of the proceeds of the Bonds will be used to reimburse D.R. Horton for expenditures incurred in connection with the development of infrastructure in the District. See "THE BONDS – Use and Distribution of Bond Proceeds." No employees of D.R. Horton are members of the Board of the District and the Municipal Advisor is subject to federal laws and regulations that require it to disclose, manage and mitigate conflicts of interest consistent with its fiduciary duties to the District.

INVESTMENT CONSIDERATIONS

General

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

Factors Affecting Taxable Values and Tax Payment

Economic Factors: A downturn in the economy in the Houston and Conroe, Texas area could result in a decrease in taxable values in the District and a reduction in tax revenues received by the District. The District cannot predict the future taxable values in the District.

Dependence on Principal Taxpayers and the Developer: The top ten principal taxpayers represent \$48,799,008 or 7.29% of the 2025 Assessed Valuation, which represents ownership as of January 1, 2025. Home Rent 3 LLC (herein defined) is the largest principal tax-payer representing \$36,353,447 or 5.43% of such value. If these or other principal taxpayers were to default in the payment of taxes in an amount which exceeds the District’s debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds would be dependent on its ability to enforce and liquidate its tax lien, which is a time-consuming process, or to sell tax anticipation notes. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its debt service fund. See, “TAX DATA – Principal Taxpayers” and “TAXING PROCEDURES – Levy and Collection of Taxes.”

Maximum Impact on District Tax Rates: The value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Assessed Valuation of property located within the District is \$669,385,514. See “TAX DATA.”

After issuance of the Bonds, the maximum annual debt service requirement on the Outstanding Bonds will be \$6,072,131 (2045) and the average annual debt service requirement on the Outstanding Bonds and the Bonds will be \$4,851,625 (2026-2051). Assuming no decrease to the 2025 Assessed Valuation, tax rates of \$0.96 and \$0.77 per \$100 of assessed valuation at 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. In 2025, the District levied a maintenance tax of \$0.21 per \$100 of assessed valuation, a Utility System debt service tax of \$0.46 per \$100 of assessed valuation, and a Road System debt service tax of \$0.38 per \$100 of assessed valuation.

Rental Homes

The 124 homes in Section Eleven, Fosters Ridge were constructed by D.R. Horton and sold to Home Rent 3 LLC, a foreign limited liability company (“Home Rent 3”) as a rental community. Home Rent 3, as the owner of the homes in Section Eleven, Fosters Ridge, as described above, is responsible for the payment of property taxes, maintenance of the homes and the landscape maintenance of the front yards.

Dependence on the Oil and Gas Industry

The volatility in oil prices in the U.S. and globally may lead to adverse conditions in the oil and gas industry, including but not limited to reduced revenues, declines in capital and operating expenditures, business failures, and layoffs of workers. 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. As previously stated, the Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

Competitive Nature of Residential Housing Market

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

Tax Collection 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 state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District’s ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court’s stay of tax collection procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer’s right to redeem the property within two years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other property. While

the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding.

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

Bondholders' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the registered holders of the Bonds ("Bondholders") have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not provide for remedies to protect and enforce the interests of the Bondholders. 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. Based on recent Texas court decisions, it is unclear whether, §49.066, Texas Water Code, effectively waives governmental immunity of a municipal utility district for suits for money damages. Even if the Bondholders could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Bondholders cannot themselves foreclose on property within the District or sell property of the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Bondholders would have to initiate and finance the legal process to enforce their remedies. SEE "THE BONDS-Bondholders' Remedies and Bankruptcy Limitation to Bondholders' Rights."

Bankruptcy Limitation to Bondholders' Rights

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

Notwithstanding noncompliance by the District with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9, thereby invoking the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be applicable, the concomitant delay and loss of remedies to the Bondholder could potentially and adversely impair the value of the Bondholder's claim.

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan was confirmed by the bankruptcy court, it could, among other things, affect the Beneficial Owners by reducing or eliminating the interest rate or the principal amount, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Beneficial Owners' claims against the District.

The District may not be placed into bankruptcy involuntarily. SEE "THE BONDS-Bondholders' Remedies and Bankruptcy Limitation to Bondholders' Rights."

Marketability

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

Future Debt

At an election held within the District on November 4, 2014, voters of the District authorized the District's issuance of: \$366,930,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer, and drainage facilities to serve the District (the "Utility System") and for refunding purposes; \$165,540,000 principal

amount of unlimited tax bonds for the purpose of acquiring or constructing a road system to serve the District and for refunding purposes; and \$37,710,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District and for refunding purposes.

The Bonds represent the ninth series of bonds issued by the District for the purpose of acquiring or constructing the Utility System to serve the District. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$312,900,000 for the Utility System; \$124,985,000 for the Road System; and \$37,710,000 for parks and recreational facilities. The District may also issue any additional bonds as may hereafter be approved by both the Board of Directors and voters of the District as well as certain additional bonds, revenue bonds, special project bonds, and other obligations as described in the Bond Order. See “THE BONDS – Issuance of Additional Debt.”

The District’s issuance of the remaining \$312,900,000 unlimited tax bonds authorized for the Utility System and the \$37,710,000 unlimited tax bonds authorized for park and recreational facilities shall be subject to approval by the TCEQ.

Following the issuance of the Bonds, the District will owe the Developer approximately \$5 million for its expenditures to construct the Utility System. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property-valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

The District does not intend to issue any additional unlimited tax bonds in the current calendar year. SEE “THE BONDS-Issuance of Additional Debt.”

Continuing Compliance with Certain Covenants

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

Approval of the Bonds

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas, however, does not pass upon or guarantee the safety of the Bonds as an investment or the adequacy or accuracy of the information contained in this Official Statement.

Environmental Regulations

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

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

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

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

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

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

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

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

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

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000) (“CGP”) with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The 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.

On May 25, 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 actions 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.

Potential Impact of Natural Disaster

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

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

National Weather Service Atlas 14 Rainfall Study

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

Specific Flood Type Risks

The District may be subject to the following flood risks:

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

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

Bond Insurance Risk Factors

The District has applied for a bond insurance policy to guarantee the schedule payments of principal and interest on the Bonds. **The purchase of such Municipal Bond Guaranty Insurance on the Bonds by the Initial Purchaser is mandatory**, and will be at the expense of the Initial Purchaser, if an insurance policy is purchased, the following are risk factors relating to bond insurance.

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

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

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

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

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

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

2025 Legislative Session

The 89th Regular Legislative Session convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor of Texas (the “Governor”) may call one or more special sessions, at the Governor’s discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. During this time, the Legislature may enact laws that materially change current laws affecting ad valorem tax matters, including rollback elections for maintenance tax increases, and other matters which could adversely affect the marketability or market value of the Bonds. The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

THE BONDS

General

The following is a description of certain terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order of the Board of Directors of the District (the “Board”) authorizing the issuance of the Bonds. Copies of the Bond Order may be obtained from the District upon request and payment of the costs for duplication thereof. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds are dated August 1, 2026 and will mature on April 1 in the years and in the principal amounts indicated on the inside cover page hereof. The Bonds will accrue interest from the date of their delivery (the “Delivery Date”), at the stated interest rates indicated on the inside cover page hereof. Interest on the Bonds is payable on April 1, 2027, and on each October 1 and April 1 thereafter (each an “Interest Payment Date”) until maturity or prior redemption. The Bonds will be issued as fully registered bonds in principal denominations of \$5,000 or any integral multiple

thereof. Principal of the Bonds will be payable to a Bondholder thereof at maturity or earlier redemption upon presentation of Bonds at the principal payment office of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the interest payment date, and mailed by the Paying Agent/Registrar to Bondholders as shown on the records of the Paying Agent/Registrar at the close of business on the 15th day of the calendar month next preceding each Interest Payment Date (the "Record Date"), or by other such customary banking arrangements as may be acceptable to the Paying Agent/Registrar and the Bondholder at the expense and risk of the Bondholder.

Book-Entry-Only System

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC.

DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. 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 purchase of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

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

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

Redemption proceeds, principal, and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or 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 securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or 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.

Use of Certain Terms in Other Sections of this Official Statement

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

Successor Paying Agent/Registrar

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

Registration, Transfer and Exchange

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar in Houston, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Bondholder. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Bondholder or assignee of the Bondholder within not more than three (3) days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of \$5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like

aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Bonds

The Bonds maturing on April 1, 2033, and thereafter are subject to redemption and payment at the option of the District, in whole or from time to time in part, on April 1, 2032, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Bondholder of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of \$5,000 within any one maturity. The Bondholder of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Replacement of Bonds

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

Authority for Issuance

At an election held within the District on November 4, 2014, voters of the District authorized the District's issuance of: \$366,930,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for refunding purposes; \$165,540,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and for refunding purposes; and \$37,710,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District and for refunding purposes.

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8449 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) the Bond Order, (iv) an election held within the District on November 4, 2014, and (v) an approving order of the TCEQ.

Source of Payment

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

The Bonds are obligations solely of the District and are not the obligations of the State of Texas; Montgomery County, Texas; the City; or any entity other than the District.

Outstanding Bonds

The District has previously issued the following: (i) \$3,885,000 Unlimited Tax Utility Bonds, Series 2025 of which \$3,885,000 remains outstanding as of May 1, 2026 (the "Outstanding 2025 Utility Bonds"), (ii) \$6,000,000 Unlimited Tax Utility Bonds, Series 2024 of which \$5,875,000 remains outstanding as of May 1, 2026 (the "Outstanding 2024 Utility Bonds"), (iii) \$7,500,000 Unlimited Tax Utility Bonds, Series 2023 of which \$7,160,000 remains outstanding as of May 1, 2026 (the "Outstanding 2023 Utility Bonds"), (iv) \$8,795,000 Unlimited Tax Utility Bonds, Series 2022 of which \$8,110,000 remains outstanding as of May 1, 2026 (the "Outstanding 2022 Utility Bonds"), (v) \$7,570,000 Unlimited Tax Utility Bonds, Series 2021 of which \$6,550,000 remains outstanding as of May 1, 2026 (the

“Outstanding 2021 Utility Bonds”), (vi) \$6,670,000 Unlimited Tax Utility Bonds, Series 2020 of which \$5,670,000 remains outstanding as of May 1, 2026 (the “Outstanding 2020 Utility Bonds”), (vii) \$5,525,000 Unlimited Tax Bonds, Series 2019 of which \$4,475,000 remains outstanding as of May 1, 2026 (the “Outstanding 2019 Utility Bonds”), and (viii) \$5,085,000 Unlimited Tax Bonds, Series 2018 of which \$4,090,000 remains outstanding as of May 1, 2026 (the “Outstanding 2018 Utility Bonds”). The Outstanding 2025 Utility Bonds, Outstanding 2024 Utility Bonds, Outstanding 2023 Utility Bonds, Outstanding 2022 Utility Bonds, Outstanding 2021 Utility Bonds, Outstanding 2020 Utility Bonds, Outstanding 2019 Utility Bonds, and the Outstanding 2018 Utility Bonds are collectively referred to herein as the “Outstanding Utility Bonds.”

In addition, the District previously issued the following: (i) \$2,815,000 Unlimited Tax Road Bonds, Series 2025 of which \$2,815,000 remains outstanding as of May 1, 2026 (the “Outstanding 2025 Road Bonds”), (ii) \$5,000,000 Unlimited Tax Road Bonds, Series 2024 of which \$4,890,000 remains outstanding as of May 1, 2026 (the “Outstanding 2024 Road Bonds”), (iii) \$3,670,000 Unlimited Tax Road Bonds, Series 2023A of which \$3,505,000 remains outstanding as of May 1, 2026 (the “Outstanding 2023A Road Bonds”), (iv) \$8,410,000 Unlimited Tax Road Bonds, Series 2023 of which \$7,825,000 remains outstanding as of May 1, 2026 (the “Outstanding 2023 Road Bonds”), (v) \$7,400,000 Unlimited Tax Road Bonds, Series 2022 of which \$6,875,000 remains outstanding as of May 1, 2026 (the “Outstanding 2022 Road Bonds”), (vi) \$2,615,000 Unlimited Tax Road Bonds, Series 2021 of which \$2,295,000 remains outstanding as of May 1, 2026 (the “Outstanding 2021 Road Bonds”), (vii) \$2,000,000 Unlimited Tax Road Bonds, Series 2020 of which \$1,750,000 remains outstanding as of May 1, 2026 (the “Outstanding 2020 Road Bonds”), (viii) \$3,870,000 Unlimited Tax Road Bonds, Series 2019 of which \$3,130,000 remains outstanding as of June 1, 2026 (the “Outstanding 2019 Road Bonds”), and (ix) \$4,775,000 Unlimited Tax Bonds, Series 2017 of which \$3,555,000 remains outstanding as of May 1, 2026 (the “Outstanding 2017 Road Bonds”). The Outstanding 2025 Road Bonds, Outstanding 2024 Road Bonds, Outstanding 2023A Road Bonds, Outstanding 2023 Road Bonds, Outstanding 2022 Road Bonds, Outstanding 2021 Road Bonds, Outstanding 2020 Road Bonds, Outstanding 2019 Road Bonds, and the Outstanding 2017 Road Bonds are collectively referred to herein as the “Outstanding Road Bonds.”

The Outstanding Utility Bonds and the Outstanding Road Bonds are collectively referred to herein as the “Outstanding Bonds.”

Issuance of Additional Debt

The District may issue additional bonds with the approval of the TCEQ (with respect to the bonds for the Utility System or for parks and recreation) necessary to provide improvements and facilities consistent with the purposes for which the District was created. The District’s voters have authorized the District’s issuance of \$366,930,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for refunding purposes; \$165,540,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and refunding purposes; and \$37,710,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District and for refunding purposes.

The Bonds represent the ninth series of bonds issued by the District for the purpose of acquiring or constructing the Utility System. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$312,900,000 for the Utility System; \$124,985,000 for the Road System; and \$37,710,000 for parks and recreational facilities. The District may also issue any additional bonds as may hereafter be approved by both the Board of Directors and voters of the District as well as certain additional bonds, revenue bonds, special project bonds, and other obligations as described in the Bond Order. The Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District’s voters and, in the case of bonds for the Utility System or for parks and recreation, approved by the TCEQ).

Following the issuance of the Bonds, the District will owe the Developer approximately \$5 million for its expenditures to construct the Utility System.

The District is also authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purposes. Before the District could issue such bonds, the following actions would be required: (a) authorization of a detailed fire protection plan; (b) approval of the fire plan by the TCEQ; (c) approval of the fire plan by the voters of the District; and (d) approval of bonds, if any, by the Attorney General of Texas. If additional debt obligations are issued in the future by the District, such issuance may increase gross debt/property ratios and might adversely affect the investment security of the Bonds. The District has no current plans to submit an application for approval of a fire protection plan.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park bond application for the issuance of bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. The District has not considered the preparation of a parks bond application at this time. If the District does issue park bonds, the principal amount of bonds sold by the District to

construct park and recreational facilities is limited to one percent of the District's certified taxable assessed valuation, unless, effective June 14, 2021, the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to three percent of the value of the taxable property in the District.

The District does not intend to issue any additional unlimited tax bonds in the current calendar year.

Strategic Partnership Agreement

The District has entered into a Strategic Partnership Agreement dated August 27, 2015 with the City which provides the terms under which the District would continue to exist for an extended period if the land within the District were annexed for full or limited purposes by the City. The City may annex the District for limited purposes at any time and impose its sales and use tax within the District upon its limited purpose annexation of the District. The City may annex the District for full purposes at any time on or after December 31, 2025, by full-purpose annexation ordinance or conversion from limited purpose annexation.

Upon the full purpose annexation of the District, the land included within the boundaries of the District will be deemed to be within the full purpose boundary limits of the City without the need for any further action. Upon such date all taxable property within the territory of the District will become subject to ad valorem taxation by the City. Upon full-purpose annexation the City may (a) if the District is at least 90% built out, abolish the District and assume its debts and obligations (which would include the Bonds) pursuant to Local Government Code Section 43.075, or (b) continue the District as a limited district.

Consolidation

A district (such as 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, with the water and wastewater systems of districts with which it is consolidating as well as its liabilities (which would include the Bonds). No representation is made concerning the likelihood of consolidation, but the District is not contemplating consolidation.

No Arbitrage

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

Defeasance

The Bond Order provides that the District may discharge its obligations to the Bondholders 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 of (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both or with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form, and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

There is no assurance that the current law will not be changed in a manner which would permit other investments to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Bondholders may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as currently permitted under Texas law. There is also no assurance that any investment held for such discharge will maintain its rating.

Legal Investment and Eligibility to Secure Public Funds in Texas

Section 49.186 of the Texas Water Code is applicable to the District and provides:

- (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.

Amendments to the Bond Order

The District may, without the consent of or notice to any Bondholder, amend the Bond Order in any manner not detrimental to the interests of the Bondholder, including the curing of any ambiguity, inconsistency or formal defect or omission therein. In addition, the District may, with the written consent of the Bondholders of a majority in aggregate principal amount of the Bonds then outstanding affected thereby, amend, add to or rescind any of the provisions of the Bond Order, provided that, without the consent of the registered owners of all of the Bonds affected, and provided that it has not failed to make a timely payment of principal of or interest on the Bonds, no such amendment, addition or rescission may (1) change the date specified as the date on which the principal of or any installment of interest on any Bond is due and payable, reduce the principal amount thereof, the redemption price thereof, or the rate of interest thereon, change the place or places at, or the coin or currency in which any Bond or the interest thereon is payable, or in any other way modify the terms or sources of payment of the principal of or interest on the Bonds, (2) give any preference to any Bond over any other Bond, or (3) modify any of the provisions of the Bond Order relating to the amendment thereof, except to increase any percentage provided thereby or to provide that certain other provisions of the Bond Order cannot be modified or waived without the consent of the holder of each Bond affected thereby. In addition, a state, consistent with federal law, may, in the exercise of its police power, make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of a political subdivision as are reasonable and necessary for attainment of an important public purpose.

Bondholders' Remedies

The Bond Order contains a covenant that while any part of the Bonds is outstanding, there shall be assessed, levied, and collected an annual ad valorem tax, without legal limit as to rate or amount, on all taxable property within the District, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds issued for the Utility System, and any additional tax bonds when due and to pay the expenses necessary in collecting taxes. Texas law and the Bond Order provides that in the event that the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make debt service payments, or defaults in the observance or performance of any of the covenants, conditions, or obligations set forth in the Bond Order, any Bondholder shall be entitled at any time to a writ of mandamus from a court of competent jurisdiction compelling and requiring the Board to observe and perform any covenant, obligation, or condition prescribed by the Bond Order. Such right is in addition to all other rights the Bondholders may be provided by the laws of the State of Texas.

Except for mandamus, the Bond Order does not specifically provide for remedies to a Bondholder in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Bondholders. There is no acceleration of maturity of the Bonds in the event of default. Consequently, the remedy of mandamus is a remedy which may have to be relied upon from year to year by the Bondholders. Even if the Bondholders could obtain a judgment against the District, such judgment could not be enforced by direct levy and

execution against the District's property. Further, the Bondholders cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Certain traditional legal remedies also may be unavailable. The enforceability of the rights and remedies of the Bondholders may be further limited by federal bankruptcy laws, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. See "Bankruptcy Limitation to Bondholders' Rights" below.

Bankruptcy Limitation to Bondholders' Rights

Other than a writ of mandamus and other relief authorized by law, the Bond Order does not expressly provide a specific remedy for a default. Even if a Bondholder could obtain a judgment against the District for a default in the payment of principal or interest, such judgment could not be satisfied by execution against any property of the District. If the District defaults, a Bondholder could petition for a writ of mandamus issued by a court of competent jurisdiction requiring the District and the District's officials to observe and perform the covenants, obligations or conditions prescribed in the Bond Order. Such remedy might need to be enforced on a periodic basis. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principals of equity. See "INVESTMENT CONSIDERATIONS – Bondholders' Remedies," and "INVESTMENT CONSIDERATIONS – Bankruptcy Limitation to Bondholders' Rights."

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Use and Distribution of Bond Proceeds

A portion of the proceeds from the sale of the Bonds will be used to reimburse the Developer (hereinafter defined) certain capital costs associated with the (i) Fosters Ridge, Section 21; (ii) Fosters Ridge, Section 20B; (iii) Erosion remediation to serve Fosters Ridge Section 19 Creek; (iv) Wastewater Treatment Plant Rehabilitation; and (v) storm water compliance, geotechnical and engineering fees related to the aforementioned projects. In addition, a portion of the proceeds from the Bonds will be used to pay for developer interest and certain other costs associated with the issuance of the Bonds.

<u>Construction Costs</u>	<u>District Share</u>
A. Developer Contribution Items	
1. Fosters Ridge, Section 21	\$ 228,124
2. Fosters Ridge, Section 20B	1,064,086
3. Erosion Remediation to serve Fosters Ridge Section 19 Creek	187,525
4. Engineering and Geotechnical	241,523
5. Storm Water Compliance	18,249
6. Geotechnical Report	<u>12,690</u>
Total Developer Contribution Items	\$ 1,752,197
B. District Items	
1. Wastewater Treatment Plant Rehabilitation	\$ 453,900
2. Contingencies	45,390
3. Engineering	<u>74,894</u>
Total District Contribution Items	\$ 574,184
Less Surplus Funds	<u><u>(6,650)</u></u>
NET CONSTRUCTION COSTS (77.55% of BIR)	\$ 2,319,731
 <u>Non-Construction Costs</u>	
A. Legal Fees	\$ 70,000
B. Fiscal Agent Fees	30,000
C. Developer Interest	415,560
D. Bond Discount	60,000
E. Bond Issuance Expenses	54,209
F. Bond Application Report	40,000
G. Attorney General Fees	3,000
H. TCEQ Bond Issuance Fee	<u>7,500</u>
TOTAL NON- CONSTRUCTION COSTS (22.68% of BIR)	\$ <u>680,270</u>
TOTAL BOND ISSUE REQUIREMENT	\$ 3,000,000

In the instance that approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for approved uses in accordance with the rules of the TCEQ. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

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THE DISTRICT

Authority

The District was created by House Bill No. 1385, Acts of the 83rd Texas Legislature, Regular Session, codified as Chapter 8449, Texas Special District Local Laws Code, effective June 14, 2013 as a conservation and reclamation district created under and essential to accomplish the purposes of Section 59, Article XVI, and section 52, Article III of the Texas Constitution, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general laws of the State of Texas applicable to municipal utility districts. The District, which lies wholly within the planning area and extraterritorial jurisdiction of the City, is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; the control and diversion of storm water; and roads located inside its boundaries. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities.

The District is required to observe certain requirements of the City and Montgomery County, Texas which limit the purposes for which the District may sell bonds to the acquisition, construction, and improvement of waterworks, wastewater, drainage, recreational, road and firefighting facilities and the refunding of outstanding debt obligations; require approval by the City to issue an aggregate amount of bonds in excess of \$110,000,000 principal amount; limit the net effective interest rate on such bonds and other terms of such bonds; require approval by the City and Montgomery County, Texas of District construction plans; and permit connections only to lots and reserves described in plats which have been approved by the City and Montgomery County, Texas and filed in the real property records of Montgomery County, Texas.

Description

The District consists of approximately 793 total acres of land and is situated in southern Montgomery County, Texas, entirely in the extraterritorial jurisdiction of the City, and within the boundaries of Conroe Independent School District. The District is located approximately 35 miles from the central downtown business district of the City of Houston, Texas and approximately 15 miles southwest of the City's central business district. The District is north of Farm-to-Market 1488 along Old Conroe Road and can be accessed from Interstate Highway 45 via Farm-to-Market 1488 and Old Conroe Road. The District is located in the planning area and extraterritorial jurisdiction of the City.

Management of the District

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

Name	Position	Term Expires May
Stedman Grigsby	President	2030
Carrie Prati	Vice President	2030
Paige Buchheit	Secretary	2028
Shawna Esquivel	Assistant Secretary	2030
Dawn Rodgers	Assistant Secretary	2028

Investment Policy

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

Consultants

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

Bond Counsel and General Counsel: The District has engaged Coats Rose, P.C., Houston, Texas, as general counsel to the District and as bond counsel (“Bond Counsel”) in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See “LEGAL MATTERS.”

Disclosure Counsel: Orrick, Herrington & Sutcliffe LLP, Houston, Texas, serves as Disclosure Counsel to the District. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

Municipal Advisor: Tierra Financial Advisors, LLC is engaged as municipal advisor to the District in connection with the issuance of the Bonds. The Municipal Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement. Tierra Financial Advisors, LLC is a wholly owned subsidiary of D.R. Horton. See “RELATIONSHIP AMONG THE PARTIES” herein.

Tax Assessor/Collector: The tax assessor/collector for the District is Assessments of the Southwest, Inc. (the “Tax Assessor/Collector”).

Bookkeeper: The District’s bookkeeper is Municipal Accounts & Consulting, L.P. (the “Bookkeeper”).

Auditor: The District engaged McCall Gibson Swedlund Barfoot PLLC to audit its financial statements for the fiscal year ended November 30, 2025. McCall Gibson Swedlund Barfoot PLLC was not requested to perform any updating procedures subsequent to the date of its audit opinion on the November 30, 2025, financial statements.

Engineer: The District’s engineer is Edminster, Hinshaw, Russ & Associates, Inc. (the “Engineer”).

Operator: The operation and maintenance of the District’s water and wastewater systems are overseen by TNG Utility Corp.

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DEVELOPMENT OF THE DISTRICT

Status of Development within the District

Development in the District includes 1,799 single-family residential lots on approximately 368.37 acres and is fully built out. Section Eleven of Fosters Ridge (124 lots) was developed as a rental property community. Homes in Section Eleven, Fosters Ridge, were purchased by Home Rent 3 LLC, a foreign limited liability company (“Home Rent 3”), as such homes are constructed.

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

Fosters Ridge	Acreage	Section Lots	Homes Completed	Homes Under Construction	Vacant Lots
Section 1	17.75	75	75	0	0
Section 2	15.25	75	75	0	0
Section 3	16.43	52	52	0	0
Section 4	21.21	46	46	0	0
Section 5	15.50	73	73	0	0
Section 6	12.89	50	50	0	0
Section 7	21.58	91	91	0	0
Section 7A	0.93	3	3	0	0
Section 8	24.68	132	132	0	0
Section 9	13.05	66	66	0	0
Section 10	10.79	46	46	0	0
Section 11	18.59	124	124	0	0
Section 12	16.63	82	82	0	0
Section 13	18.99	97	97	0	0
Section 14	12.82	74	74	0	0
Section 15	14.77	92	92	0	0
Section 16	11.78	69	69	0	0
Section 17	8.83	56	56	0	0
Section 18	4.54	31	31	0	0
Section 19	20.37	106	106	0	0
Section 20A	12.16	77	77	0	0
Section 20B	17.02	102	102	0	0
Section 21	25.10	94	94	0	0
Section 22	16.71	86	86	0	0
Totals	368.37	1,799	1,799	0	0
Undevelopable ^(a)	424.35				
Remaining Developable	0.00				
District Total	792.72				

^(a) Includes street right-of-way, easements, drainage, floodway, open spaces and utility sites, including the 7 acres devoted to the recreation center.

Homebuilder within the District

D.R. Horton has completed building single-family homes in the District. Homes in the District ranged in price from approximately \$235,000 to over \$530,000 and in size from approximately 2,000 square feet to over 3,300 square feet. See “PRINCIPAL LANDOWNER/DEVELOPER.”

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**AERIAL PHOTOGRAPH OF THE DISTRICT
2025**



PHOTOGRAPHS TAKEN IN THE DISTRICT



PHOTOGRAPHS TAKEN IN THE DISTRICT



PRINCIPAL LANDOWNER/DEVELOPER

Role of the Developer

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

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

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

The Developer

The developer of land within the District is D.R. Horton-Texas, Ltd., a Texas limited partnership (the "Developer"), which is a subsidiary of and controlled by D.R. Horton, Inc. D.R. Horton, Inc. is a publicly traded corporation whose stock is listed on the New York Stock Exchange. Audited financial statements for D.R. Horton, Inc. can be found online at <https://investor.drhorton.com>. D.R. Horton, Inc. is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the United States Securities and Exchange Commission ("SEC"). Reports, proxy statements and other information filed by D.R. Horton, Inc. can be inspected at the office of the SEC at Judiciary Plaza, Room 1024, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies of such material can be obtained from the Public Reference Section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549, at prescribed rates. Copies of the above reports, proxy statements and other information may also be inspected at the offices of the New York Stock Exchange, Inc., 20 Broad Street, New York, New York 10005. The SEC maintains a website at <http://www.sec.gov> that contains reports, proxy information statements and other information regarding registrants that file electronically with the SEC.

Certain financial information concerning the Developer is included as part of the consolidated financial statements of D.R. Horton, Inc. However, D.R. Horton, Inc. is not legally obligated to provide funds for the development of the District, to provide funds to pay taxes on property in the District owned by the Developer, or to pay any other obligations of the Developer. Further, neither the Developer nor D.R. Horton, Inc. is responsible for, is liable for or has made any commitment for payment of the Bonds or other obligations of the District, and the inclusion of such financial statements and description of financial arrangements herein should not be construed as an implication to that effect. Neither the Developer nor D.R. Horton, Inc. has any legal commitment to the District or owners of the Bonds to continue development of the land within the District and the Developer may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the financial condition of the Developer and D.R. Horton, Inc. is subject to change at any time. Because of the foregoing, financial information concerning the Developer and D.R. Horton, Inc. will neither be updated nor provided following issuance of the Bonds.

THE UTILITY SYSTEM

Regulation

Construction and operation of the District's water, wastewater and storm drainage system as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the District. Discharge of treated sewage into Texas waters is also subject to the regulatory authority of the TCEQ and the EPA. Montgomery County, Texas, the City, and the Texas Department of Health also exercise regulatory jurisdiction over the District's water, wastewater and storm drainage facilities.

Water Supply

Water supply for the District is provided by a water plant located within the boundaries of the District and a secondary remote well. The District's water plant consists of a 1,300 gallons per minute ("gpm") water well, two 15,000 gallon pressure tanks, two 235,000-gallon ground storage tanks, and four 864 gpm booster pumps. The District has a 1,350-gpm water well as a secondary source of water. The District's existing water supply facilities are sufficient to serve 4,250 equivalent single-family connections ("esfc"). As of April 2026, the District was serving 1,799 active connections, including 1,799 completed homes.

Lone Star Groundwater Conservation District

On October 10, 2017, the Lone Star Groundwater Conservation District ("Lone Star") board of directors approved new recommendations for future increases in groundwater pumping in Montgomery County based upon the results of a three-year scientific study. Lone Star commissioned its "Strategic Water Resources Planning Study" in October 2014 to evaluate the impacts to local aquifers of its 2016 groundwater pumping reductions, to evaluate whether and how additional groundwater supplies could be safely developed in the county, and to develop other related information and recommendations for use in the next five-year cycle of joint planning for establishing goals for future aquifer conditions in a multi-county region of the Gulf Coast known as Groundwater Management Area 14 ("GMA 14"). As part of the study, Lone Star surveyed all of the large water well permit holders in the county to determine how much additional declines in the water levels of the aquifers that they could tolerate in their water wells. The new recommended planning goal for the aquifers in Montgomery County would allow groundwater pumping to increase from the current goal of 64,000 acre-feet per year to 100,000 acre-feet per year. The study found that increased pumping would result in greater declines in water levels in the aquifers over the 50-year planning period than under the current goal, but that the survey results supported the board making such a policy decision because of the limited number of well owners who may have to lower their wells to accommodate the water-level declines.

The board of directors' decision was unanimous to approve the increased groundwater pumping levels and resulting aquifer conditions included in what is referred to as groundwater availability model "Run D" in the Final Report for Task 3 of the study as the Board's recommended model scenario. The board of directors of Lone Star also approved a recommendation that Lone Star's general manager and technical consultants present the results of the study, including the board's new recommendation for Run D, to the other groundwater conservation district representatives of GMA 14, with a request that Run D be considered in the new round of joint planning for the aquifers as either an amendment to the current desired future conditions for the aquifers or as a new proposal. By law, GMA 14 must adopt desired future conditions for the aquifers at least once every five years, with the current five-year cycle ending no later than January 5, 2022. However, GMA 14 can adopt new or amended desired future conditions for the aquifers earlier than those deadlines. In order to be finally approved, any new proposal or amendment must go through a lengthy technical evaluation and public hearings process prescribed by law and must receive an affirmative vote of at least four out of the five-member groundwater conservation districts in GMA 14.

In 2015, dissatisfied with the production limits Lone Star created through the rulemaking authority delegated to it by the Texas Legislature, a group of large water producers filed suit claiming that the rules Lone Star created imposing per-producer yearly production limits on their production of groundwater were invalid because they purported to regulate the production of groundwater in ways the Texas Legislature never authorized. On October 2, 2018, the 284th District Court of Montgomery County, ruled that, as a matter of law, the core groundwater regulation, which Lone Star imposed on large groundwater producers, is outside of Lone Star's authority under the Texas Water Code and is not valid. Under the ruling, Lone Star could appeal directly to the Beaumont Court of Appeals for review of the decision. However, at the Lone Star board meeting held on January 23, 2019, the board announced that they unanimously agreed on a settlement offer with the large water producers, but the specifics of the settlement will not be made public until all parties have reviewed and signed it. As a result of the District Court's ruling on October 2, 2018, Lone Star adopted new groundwater regulations on September 8, 2020, that repeal, supersede and replace all previously adopted rules and regulatory plans of Lone Star.

On January 6, 2022, the GMA 14 regional regulatory representative of the TWDB approved the proposed groundwater conservation regulatory goals of Lone Star. The adopted desired future condition ("DFC") provides "[i]n each county

in GMA 14, no less than 70 percent median available drawdown remaining in 2080 or no more than an average of 1.0 additional foot of subsidence between 2009 and 2080.” The next DFC will be completed no later than January 5, 2027. As a result of the approval on January 6, 2022, Lone Star expects to finalize a multi-phased subsidence study to research and determine how to manage subsidence countywide most effectively and to make a strategic plan to manage subsidence going forward.*

Wastewater Treatment

The District’s wastewater is treated by a wastewater treatment plant with 0.51 million gallons per day (“MGD”) of treatment capacity. According to the Engineer, the 0.51 MGD is sufficient to serve 2,040 equivalent single-family connections (“ESFC”) based on the existing flow factor of 250 gallons per day (“gpd”) which is currently serving the existing 1,799 ESFCs. As of April 2026, the District was serving 1,799 active connections, including 1,799 completed homes. Currently the average daily flow at the plant is 266,000 gpd.

Storm Water Drainage

The drainage facilities include detention, lake reserve and existing ditches. Developed runoff from a five-year storm event is conveyed using a storm sewer system consisting of inlets, storm manholes and storm sewer pipes as required by Montgomery County, Texas. The 100-year flow is conveyed through the storm sewer system with excess runoff conveyed over the paved streets. The pavement design, which includes cascading high and low points to an extreme event outfall, allows all overland flow to be conveyed to the lake reserve, detention basin and existing ditches.

740 acres of the District (Fosters Ridge) drains to Lake Creek, which is adjacent to the north boundary line of the District, and 44.11 acres of the District and Old Conroe Magnolia Road drains to the south into the existing ditch along Gulf State Utilities Company Easement. Lake Creek and the adjacent ditch to the south of the District lie within Montgomery County, Texas. Storm water runoff from portions of Fosters Ridge, Sections Four and Seven drain directly into the Reserve Lake which discharges into the existing ditch located in the middle of the District which ultimately drains into Lake Creek. Fosters Ridge, Sections One, Two, Five, Six, Nine, Ten, Twelve, Thirteen, Nineteen, Twenty, Twenty-one, Twenty-two, the remaining portions of Sections Four and Seven, and contributing undeveloped area drain directly into the existing ditch located in the middle of the District which ultimately drains into Lake Creek. Storm water runoff from Fosters Ridge, Sections Eight, Fourteen, Fifteen, Sixteen, Seventeen, and Eighteen drain into two existing ditches within the District which ultimately drains into Lake Creek. Storm water runoff from Fosters Ridge, Section Eleven drains into the Detention Basin which discharges directly to the south of the District into the existing ditch along the Gulf State Utilities Company Easement.

100-Year Flood Plain

According to Edminster, Hinshaw, Russ & Associates, Inc., approximately 155 acres of land in the District is within the 100-year floodplain, of which 80 acres is within the floodway, and all of which is in the undevelopable portion of the District. Approximately 12 acres of land is located within the 500-year floodplain of the developable portion of the District.

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* Source: Lone Star Groundwater Conservation District Press Release:
<https://static1.squarespace.com/static/58347802cd0f6854e2f90e45/t/61d5d14a8bea055940b5cd29/1641402698539/1.5.22.LSGCD.DFC.pdf>

General Fund Operating Statement

The following is a summary of the District's general fund activity. The information provided for fiscal years ended November 30, 2022 through November 30, 2025 is from the audited financial statements. The information provided for the period of December 1, 2025 through April 30, 2026 is unaudited and provided by the District's Bookkeeper. Reference is made to such statements for further and more complete information. See "APPENDIX A – Financial Statements of the District."

	Unaudited 12/1/2025 - 4/30/2026 ^(a)	Fiscal Year Ended November 30			
		2025	2024	2023	2022
Revenues:					
Property taxes	\$ 1,355,141	\$ 1,512,661	\$ 1,402,473	\$ 1,019,730	\$ 798,731
Water Service	160,789	673,961	672,283	768,706	679,924
Wastewater Service	311,710	1,019,299	1,024,988	965,062	833,751
Groundwater Reduction Plan Fees	138,854	690,848	714,914	850,575	739,694
Conservation District Fees	4,628	22,057	21,047	24,226	21,861
Penalty and Interest	16,512	61,233	74,560	75,299	74,076
Tap Connection and Inspection Fees	-	-	3,015	111,230	329,905
Investment Revenues	30,044	150,178	173,949	153,561	31,610
Miscellaneous Revenues	2,205	104,759	13,857	17,360	20,233
TOTAL REVENUES	\$ 2,019,884	\$ 4,234,996	\$ 4,101,086	\$ 3,985,749	\$ 3,529,785
Expenditures:					
Current Service Operations					
Professional Fees	91,710	244,398	145,903	117,994	122,344
Contracted Services	354,895	780,289	703,733	637,078	541,353
Utilities	76,805	190,239	186,342	178,491	148,832
Groundwater Reduction Plan					
Assessment	148,658	649,105	609,893	831,654	717,399
Repairs & Maintenance	428,878	950,550	1,383,404	1,181,464	525,655
Other	67,544	351,087	316,117	537,185	750,425
Capital Outlay	55,966	1,378,811	1,240,318	88,654	11,412
Lease Debt Service	261,286	267,998	276,000	-	-
Developer Interest	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,485,742	\$ 4,812,477	\$ 4,861,710	\$ 3,572,520	\$ 2,817,420
Revenues Over (Under) Expenditures	\$ 534,143	\$ (577,481)	\$ (760,624)	\$ 413,229	\$ 712,365
Developer Advances	\$ -	\$ 1,631,289	\$ -	\$ -	\$ -
Fund Balance, Beginning of Year	\$ 3,658,400	\$ 2,604,592	\$ 3,365,216	\$ 2,951,987	\$ 2,239,622
Fund Balance, End of Year	<u>\$ 4,192,543</u>	<u>\$ 3,658,400</u>	<u>\$ 2,604,592</u>	<u>\$ 3,365,216</u>	<u>\$ 2,951,987</u>

^(a) Unaudited. From the District's bookkeeper.

THE ROAD SYSTEM

The road system currently includes three collector streets named Fosters Ridge Parkway, Denali Wilderness Parkway and Thunder Basin Parkway. Fosters Ridge Parkway and Thunder Basin Parkway connect north to Denali Wilderness Parkway and south to Old Conroe Road and provides access to and from the District.

Internal circulation within the different subdivisions is provided by the local streets connecting to Denali Wilderness Parkway.

All streets throughout the District have been designed and constructed according to the design criteria and specifications established by the City and Montgomery County. Montgomery County is responsible for ongoing maintenance of public roads in the District.

DISTRICT DEBT

2025 Assessed Valuation	\$	669,385,514 ^(a)
Direct Debt:		
The Outstanding Bonds (as of May 1, 2026)	\$	82,455,000
The Bonds	\$	3,000,000
Total	\$	85,455,000
Estimated Overlapping Debt	\$	37,649,434 ^(b)
Total Direct and Estimated Overlapping Debt	\$	123,104,434 ^(b)
Direct Debt Ratio:		
As a percentage of 2025 Assessed Valuation		12.77%
Direct and Estimated Overlapping Debt Ratio:		
As a percentage of 2025 Assessed Valuation		18.39%
Utility System Debt Service Fund (as of May 7, 2026)	\$	3,042,966 ^(c)
Road System Debt Service Fund (as of May 7, 2026)	\$	6,704 ^(d)
Utility System Capital Projects Fund (as of May 7, 2026)	\$	2,186,553
Road System Capital Projects Fund (as of May 7, 2026)	\$	25,854
Operating Fund (as of May 7, 2026)	\$	4,046,476
2025 Tax Rate:		
Utility System Debt Service	\$	0.46
Road System Debt Service	\$	0.38
Maintenance & Operation	\$	0.21
Total	\$	1.05 ^(e)
Estimated Average Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2026 - 2051)	\$	4,851,625 ^(f)
Estimated Maximum Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2045)	\$	6,072,131 ^(f)
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026 - 2051):		
Based on 2025 Assessed Valuation at 95% Collections	\$	0.77
Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2045):		
Based on 2025 Assessed Valuation at 95% Collections	\$	0.96

^(a) Represents the assessed valuation of all taxable property in the District as of January 1, 2025, provided by the Montgomery Central Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."

^(b) See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."

^(c) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Utility System Debt Service Fund. The funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Outstanding Utility Bonds, the Bonds, and any other bonds issued for the purpose of acquiring or constructing the Utility System. The funds in the Utility System Debt Service Fund are not pledged to pay debt service on the Outstanding Road Bonds or any other bonds issued for the purpose of acquiring or constructing the Road System.

^(d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road Bond Debt Service Fund. The funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Outstanding Road Bonds and any other bonds issued for the purpose of acquiring or constructing the Road System. The funds in the Road System Debt Service Fund are not pledged to pay debt service on the Outstanding Utility Bonds, the Bonds, or any other bonds issued for the purpose of acquiring or constructing the Utility System.

^(e) See "TAX DATA – Tax Rate Calculations."

^(f) Debt Service on the Bonds is estimated at an average interest rate of 4.75%. See "DISTRICT DEBT – Debt Service Requirement Schedule."

Debt Service Requirement Schedule

The following schedule sets forth the estimated combined debt service requirements on the Bonds, plus the estimated principal and interest requirements on the Bonds.

Year Ending 12/31	Outstanding Bonds Debt Service ^(a)	Plus: The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2026	\$ 1,549,629	\$ -	\$ -	\$ -	\$ 1,549,629
2027	5,581,318	-	154,375	154,375	5,735,693
2028	5,579,306	70,000	140,838	210,838	5,790,143
2029	5,560,851	70,000	137,513	207,513	5,768,363
2030	5,556,360	75,000	134,069	209,069	5,765,429
2031	5,554,614	80,000	130,388	210,388	5,765,001
2032	5,548,547	85,000	126,469	211,469	5,760,016
2033	5,568,372	90,000	122,313	212,313	5,780,684
2034	5,585,819	90,000	118,038	208,038	5,793,856
2035	5,622,781	95,000	113,644	208,644	5,831,425
2036	5,642,350	100,000	109,013	209,013	5,851,363
2037	5,665,344	105,000	104,144	209,144	5,874,488
2038	5,681,688	110,000	99,038	209,038	5,890,725
2039	5,710,847	115,000	93,694	208,694	5,919,541
2041	5,731,684	120,000	88,113	208,113	5,939,797
2041	5,754,919	125,000	82,294	207,294	5,962,213
2042	5,775,997	135,000	76,119	211,119	5,987,116
2043	5,806,397	140,000	69,588	209,588	6,015,984
2044	5,838,391	145,000	62,819	207,819	6,046,209
2045	5,861,438	155,000	55,694	210,694	6,072,131
2046	4,253,391	160,000	48,213	208,213	4,461,603
2047	3,739,253	170,000	40,375	210,375	3,949,628
2048	2,054,266	180,000	32,063	212,063	2,266,328
2049	1,271,769	185,000	23,394	208,394	1,480,163
2050	465,475	195,000	14,369	209,369	674,844
2051	-	205,000	4,869	209,869	209,869
Total	\$120,960,803	\$ 3,000,000	\$ 2,181,438	\$ 5,181,438	\$ 126,142,241

^(a) Outstanding debt service as of May 1, 2026.

Estimated Average Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2026–2051) \$4,851,625

Estimated Maximum Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2045) \$6,072,131

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Direct and Estimated Overlapping Debt Statement

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in *Texas Municipal Reports*, published by the Municipal Advisory Council of Texas, or other available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot presently be determined. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Debt May1, 2026	Overlapping	
		Percent	Amount
Conroe Independent School District	\$2,844,260,000	1.18%	\$ 33,704,208
Lone Star College System District	342,055,000	0.19%	663,747
Montgomery County	535,450,000	0.61%	3,281,480
Total Estimated Overlapping Debt			\$ 37,649,434
Direct Debt ^(a)			\$ 85,455,000
Total Direct and Estimated Overlapping Debt ^(a)			\$123,104,434

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

Debt Ratios

Ratio of Direct Debt:	
As a Percentage of 2025 Assessed Valuation.....	12.77%
Ratio of Direct and Estimated Overlapping Debt:	
As a Percentage of 2025 Assessed Valuation.....	18.39%

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

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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 sufficient amount to pay the principal of and interest on the Bonds, the Outstanding Bonds issued for the Utility System, and any additional bonds payable from taxes that the District may hereafter issue for the purpose of acquiring or constructing the Utility System and to pay the expenses of assessing and collecting such taxes. In the Bond Order, the District agrees to levy such a tax from year to year as described more fully above under “THE BONDS – Source of Payment.” The Board is also authorized to levy an annual ad valorem tax, without legal limit as to rate or amount, on all taxable property in the District in sufficient amount to pay the principal of and interest on the Outstanding Bonds issued for the Road System and any additional bonds payable from taxes that the District may hereafter issue for the purpose of acquiring or constructing the Road System and to pay the expenses of assessing and collecting such taxes. Under Texas law, the Board may also levy and collect annual ad valorem taxes for the operation and maintenance of the District for the payment of certain contractual obligations. See “TAX DATA – Tax Rate Limitation.”

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the “Property Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Code are complex and are not fully summarized herein.

The Property 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 Montgomery Central Appraisal District (the “Appraisal District”). The Appraisal District has the responsibility of appraising property for all taxing units within Montgomery County, including the District. Such appraisal values will be subject to review and change by the Montgomery County Appraisal Review Board (the “Appraisal Review Board”). The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate.

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, and mobile homes. 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; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. Beginning with the 2026 tax year, all intangible personal property is exempt from State taxation. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of the District. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call 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. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an exemption for the full value of the veteran’s residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

Residential Homestead Exemptions: The Property 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 District has never adopted a general homestead exemption.

Freeport Goods and Goods-in-Transit Exemption: Freeport goods are goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas and other petroleum products, which have been acquired or brought into the state for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes, or used to repair or maintain aircraft of a certified air carrier, and shipped out of the state within one hundred seventy-five (175) days. Freeport goods are exempt from taxation by the District. Article VIII, Section 1-n of the Texas Constitution provides for the exemption from taxation of "goods-in-transit." "Goods-in-transit" is defined by a provision of the Tax Code, which is effective for tax year 2016 and prior applicable years, as personal property acquired or imported into Texas and transported to another location in the State or outside the State within 175 days of the date the property was acquired or imported into Texas. The exemption excludes oil, natural gas, petroleum products, aircraft and special inventory. For tax year 2016 and subsequent years, such Goods-in-Transit Exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. The Tax Code provision permits local governmental entities, on a local option basis, to take official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax goods-in-transit during the following tax year. The District has taken action to tax Goods-in-Transit. A taxpayer may receive only one of the Freeport exemptions or the goods-in-transit exemptions for items of personal property.

Tax Abatement

Montgomery County, Texas, may designate all or part of the area within the District as a reinvestment zone. Thereafter, Montgomery County, Texas, and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, Montgomery County, Texas, has not designated any of the areas within the District as a reinvestment zone.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Code. The Texas Constitution limits increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property.

The Property 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 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 of such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property 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 Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by one political subdivision while claiming it for 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 years for agricultural use and taxes for the previous five years for open space land and timberland.

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

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 orders of the Appraisal Review Board by filing a petition for review in State district court. In such event, the value of 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 comply with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda, which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property 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, 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 twenty percent (20%) penalty for collection costs. A delinquent tax on personal property incurs an additional twenty percent (20%) penalty, 60 days after the date the taxes become delinquent (April 1). For those taxes billed at a later date and that become delinquent on or after June 1, they will also incur an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, may be rejected.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the District has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts."

Districts that do not meet either of the classifications previously discussed are classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations is described for each classification below. Debt service 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 maintenance and operations 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 maintenance and operations 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 or the President (herein defined), 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 maintenance and operations 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 maintenance and operations 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 maintenance and operations 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 on an annual basis, at the time a district sets its tax rate. 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. For the 2025 tax year, the Board declared the District to be a Developed District.

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 each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. 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. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceeding which restrict the collection of taxpayer debts. See "INVESTMENT CONSIDERATIONS – Tax Collection and Foreclosure Proceedings" and "– Bondholders' Remedies."

The ability of the District to collect delinquent taxes by foreclosure may be adversely affected by the amount of taxes owed to other taxing units, the foreclosure sale price attributable to market conditions, the taxpayer's right to redeem the property within six (6) months of foreclosure (two (2) years in the case of residential or agricultural property), or by bankruptcy proceedings which restrain the collection of a taxpayer's debts or modify such debts. The Financial Institutions Reform, Recovery and Enforcement Act of 1989 contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds (and any future tax-supported bonds which may be issued from time to time as authorized). Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, in an unlimited amount, for operation and maintenance purposes. In 2025, the District levied a maintenance tax of \$0.21 per \$100 of assessed valuation, a utility system debt service tax of \$0.46 per \$100 of assessed valuation, and a road system debt service tax of \$0.38 per \$100 of assessed valuation.

Tax Rate Limitation

Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance and Operation General:	\$1.50 per \$100 assessed taxable valuation.
Maintenance and Operation Road:	\$1.50 per \$100 assessed taxable valuation.
Maintenance and Operation Recreation:	\$0.10 per \$100 assessed taxable valuation.

Debt Service Taxes

The Board covenants in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. In 2025, the District levied a Utility System debt service tax of \$0.46 and a Road System debt service tax of \$0.38 per \$100 of assessed valuation.

Maintenance Taxes

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements if such maintenance tax is authorized by vote of the District's electors. The Board is authorized by the District's voters to levy such maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which may be issued in the future. In 2025, the District levied a maintenance tax of \$0.21 per \$100 of assessed valuation. See "Tax Rate Distribution" below.

Tax Exemption

As discussed in the section entitled "TAXING PROCEDURES" herein, certain property in the District may be exempt from taxation by the District. For 2025, the District has granted a \$35,000 homestead exemption for individuals disabled and/or 65 years of age or older. Also, the Developer has its vacant undeveloped land under an agricultural exemption. See Analysis of Tax Base below.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District can establish an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This twenty percent (20%) penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than June 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 Tax Code.

Historical Tax Collections

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

Tax Year	Certified Taxable Value	Tax Rate	Adjusted Tax Levy	Collections Current Year	Current Year Ending 9/30	Collections
2021	\$ 261,851,867	1.300%	\$ 3,404,074	99.99%	2022	99.99%
2022	407,409,093	1.150%	4,685,205	99.98%	2023	99.98%
2023	563,960,163	1.100%	6,203,562	99.81%	2024	99.81%
2024	654,375,735	1.050%	6,870,945	99.60%	2025	99.60%
2025	669,385,514	1.050%	7,028,548	97.61% ^(a)	2026	97.61% ^(a)

^(a) In process of collection.

Tax Rate Distribution

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

	2025	2024	2023	2022	2021
Utility System Debt Service	\$ 0.460	\$ 0.440	\$ 0.460	\$ 0.550	\$ 0.660
Road System Debt Service	0.380	0.380	0.390	0.350	0.340
Maintenance & Operations	0.210	0.230	0.250	0.250	0.300
Total	\$ 1.050	\$ 1.050	\$ 1.100	\$ 1.150	\$ 1.300

Analysis of Tax Base

The following represents the types of property comprising the District assessed taxable value for each of the 2021–2025 tax years.

Type of Property	2025 Assessed Taxable Valuation	2024 Assessed Taxable Valuation	2023 Assessed Taxable Valuation	2022 Assessed Taxable Valuation	2021 Assessed Taxable Valuation
Land	\$ 109,137,715	\$ 109,137,715	\$ 105,340,810	\$ 94,439,170	\$ 79,119,870
Improvements	595,558,355	598,211,079	514,339,767	361,593,600	193,168,270
Personal Property	11,389,603	861,224	754,605	193,561	243,331
Exemptions	(46,700,159)	(53,834,283)	(56,475,019)	(48,817,238)	(10,679,604)
Total	\$ 669,385,514	\$ 654,375,735	\$ 563,960,163	\$ 407,409,093	\$261,851,867

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Principal Taxpayers

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

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of District 2025 Value
Home Rent 3 LLC	Land & Improvements	\$36,353,447	5.43%
Entergy Texas Inc.	Utilities	3,869,440	0.58%
Individual	Land & Improvements	1,295,000	0.19%
Universal Natural Gas	Personal Property	1,285,000	0.19%
Individual	Land & Improvements	1,263,055	0.19%
Individual	Land & Improvements	999,650	0.15%
Individual	Land & Improvements	982,292	0.15%
Individual	Land & Improvements	931,000	0.14%
Individual	Land & Improvements	914,812	0.14%
Individual	Land & Improvements	905,312	0.14%
Total		\$48,799,008	7.29%

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of assessed taxable valuation that would be required to meet certain debt service requirements on the Bonds if no growth in the District's tax base occurs beyond the 2025 Assessed Valuation (\$669,385,514). The calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds.

Combined Average Annual Debt Service Requirements (2026–2051)	\$4,851,625
Tax Rate of \$0.77 on the 2025 Assessed Valuation produces	\$4,896,555
Combined Maximum Annual Debt Service Requirement (2045).....	\$6,072,131
Tax Rate of \$0.96 on the 2025 Assessed Valuation produces	\$6,104,796

Estimated Overlapping Taxes

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

Set forth below is a compilation of all 2025 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

Taxing Jurisdiction	2025 Tax Rates
Conroe Independent School District	\$ 0.949600
Montgomery County	0.377000
Montgomery County Hospital District	0.047300
Emergency Services District No. 4	0.097700
Lone Star College System District	0.106000
The District	1.050000
Total Tax Rate	\$ 2.627600

LEGAL MATTERS

Legal Opinions

Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and binding obligations of the District payable from an annual ad valorem tax levied without limit as to rate or amount upon all taxable property within the District. Issuance of the Bonds is also subject to the legal opinion of Bond Counsel that, based upon examination of the transcript of the proceedings incident to authorization and issuance of the Bonds, the Bonds are valid and legally binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity, and are payable from annual ad valorem taxes, which are not limited by applicable law in rate or amount, levied against all property within the District which is not exempt from taxation by or under applicable law. The legal opinion will further state that the interest on the Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, published rulings and court decisions as described below under "TAX MATTERS." The legal opinion of Bond Counsel will be printed on the Bonds, if certificated Bonds are issued. Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. Certain legal matters will be passed upon for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, Disclosure Counsel.

No-Litigation Certificate

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

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District subsequent to the date of sale from that set forth or contemplated in the Official Statement, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

Tax Exemption

On the date of delivery of the Bonds, Coats Rose, P.C., Houston, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds.

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

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with such requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result.

Existing Law is subject to change by Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership, or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with proceeds of the Bonds. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds is less than the principal amount thereof or one or more periods for the payment of interest on the Bonds is not equal to the accrual period or be in excess of one year (the "Original Issue Discount Bonds"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

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

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and 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 (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

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

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law, which is subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX

ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation. Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a “market discount” and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to “market discount bonds” to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A “market discount bond” is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the “revised issue price” (i.e., the issue price plus accrued original issue discount). The “accrued market discount” is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

Qualified Tax-Exempt Obligations

The Bonds will be designated as “qualified tax-exempt obligations” for financial institutions.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has the following agreement for the benefit of the 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 updated financial information and operating data annually, audited financial statements and timely notice of specified material events, in an electronic format as prescribed by the Municipal Securities Rulemaking Board (“MSRB”). The MSRB has established the Electronic Municipal Market Access (“EMMA”) system for such purpose.

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under the headings “DISTRICT DEBT” (excluding the information contained under the subheading “Direct and Estimated Overlapping Debt Statement”), “TAX DATA,” and “APPENDIX A.” The District will update and provide this information within six months after the end of each of its fiscal years.

Any information 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 fiscal year to the MSRB within such six month period, and audited financial statements when and if the audit report becomes available. The District’s current fiscal year end is November 30. Accordingly, it must provide updated information by the last day in May in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of SEC Rule 15c212; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a

successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The terms “material” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order make any provision for debt service reserves or liquidity enhancement. The term “financial obligation” when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities for which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

Availability of Information from EMMA

The District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of certain events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders 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 to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District, but only if (1) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the SEC Rule 15c2-12, taking into account any amendments or interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or (b) any qualified professional unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. 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. The District may also amend or repeal its continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the SEC Rule 15c2-12 or a court of final jurisdiction enters judgment that such provisions of such SEC Rule 15c2-12 are invalid, and the District also may amend its continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

Compliance with Prior Undertaking

During the last five years, the District has complied in all material respects with its continuing disclosure agreements made in accordance with SEC Rule 15c2-12, except as follows: due to an administrative oversight, the District’s audit and operating data for fiscal year end November 30, 2021 (“2021 Financial Information”) was filed late. The District filed its 2021 Financial Information and a Notice of Late Filing via EMMA on June 1, 2022. The District has instituted procedures to ensure timely filing of all future annual financial data.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the Developer, the District's records, the Engineer, the Tax Assessor/Collector, the Appraisal District, and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

Experts

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

The information contained in this Official Statement relating to development of the District and, in particular, that development information included in the sections captioned "DEVELOPMENT OF THE DISTRICT – Status of Development within the District" and "PRINCIPAL LANDOWNER/DEVELOPER" has been provided by the Developer and has been included herein in reliance upon the authority of said firm as an expert in the field of property development.

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

Municipal Advisor

Tierra Financial Advisors, LLC, is employed as the Municipal Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Municipal Advisor, Tierra Financial Advisors, LLC has compiled and edited this Official Statement. The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as a 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 Municipal Advisor does not guarantee the accuracy or completeness of such information. Tierra Financial Advisors, LLC, is a wholly owned subsidiary of D.R. Horton, the primary developer of land in the District. See "RELATIONSHIP AMONG THE PARTIES" herein.

Bond Counsel

Coats Rose, P.C. is employed as Bond Counsel for the District and has reviewed the information appearing in this Official Statement under the captions "THE BONDS," "THE DISTRICT—General," "TAXING PROCEDURES," "LEGAL MATTERS," AND "CONTINUING DISCLOSURE OF INFORMATION." Bond Counsel has reviewed the information under the aforementioned sections solely to determine whether such information fairly summarizes the law or documents referred to in such sections. Bond Counsel has not independently verified other factual information contained in this Official Statement nor 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 the limited participation of such firm as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

Certification as to Official Statement

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

Updating of Official Statement

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

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CONCLUDING STATEMENT

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

This Official Statement was approved by the Board of Directors of Montgomery County Municipal Utility District No. 139 as of the date shown on the cover page hereof.

/s/ _____
President, Board of Directors
Montgomery County Municipal Utility District No 139

ATTEST:
/s/ _____
Secretary, Board of Directors
Montgomery County Municipal Utility District No 139

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139

MONTGOMERY COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

NOVEMBER 30, 2025

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Montgomery County Municipal
Utility District No. 139
Montgomery County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Montgomery County Municipal Utility District No. 139 (the "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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of November 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Board of Directors
Montgomery County Municipal Utility District No. 139

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot Ellis PLLC

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

April 2, 2026

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED NOVEMBER 30, 2025**

Management’s discussion and analysis of Montgomery County Municipal Utility District No. 139’s (the “District”) financial performance provides an overview of the District’s financial activities for the year ended November 30, 2025. Please read it in conjunction with the District’s financial statements.

USING THIS ANNUAL REPORT

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

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

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

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED NOVEMBER 30, 2025**

FUND FINANCIAL STATEMENTS (Continued)

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

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

NOTES TO THE FINANCIAL STATEMENTS

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

OTHER INFORMATION

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, liabilities and deferred inflows of resources exceeded assets by \$41,737,042 as of November 30, 2025. A portion of the District's net position reflects its net investment in capital assets (water, wastewater and drainage facilities less any debt used to acquire those assets that is still outstanding). The District uses these assets to provide water and wastewater services.

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

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED NOVEMBER 30, 2025**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2025	2024	Change Positive (Negative)
Current and Other Assets	\$ 15,459,386	\$ 13,739,495	\$ 1,719,891
Right-of-Use Asset (Net of Accumulated Amortization)	2,026,028	2,074,955	(48,927)
Capital Assets (Net of Accumulated Depreciation)	42,234,661	40,225,292	2,009,369
Total Assets	\$ 59,720,075	\$ 56,039,742	\$ 3,680,333
Due to Developer	\$ 6,536,350	\$ 7,343,244	\$ 806,894
Long-Term Liabilities	86,462,201	81,858,500	(4,603,701)
Other Liabilities	1,422,267	1,286,381	(135,886)
Total Liabilities	\$ 94,420,818	\$ 90,488,125	\$ (3,932,693)
Deferred Inflows of Resources	\$ 7,036,299	\$ 6,686,958	\$ (349,341)
Net Position:			
Net Investment in Capital Assets	\$ (48,705,617)	\$ (46,511,346)	\$ (2,194,271)
Restricted	3,294,317	2,759,803	534,514
Unrestricted	3,674,258	2,616,202	1,058,056
Total Net Position	\$ (41,737,042)	\$ (41,135,341)	\$ (601,701)

The following table provides a summary of the District's operations for the years ended November 30, 2025, and November 30, 2024.

	Summary of Changes in the Statement of Activities		
	2025	2024	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 6,919,621	\$ 6,186,155	\$ 733,466
Charges for Services	2,531,769	2,558,010	(26,241)
Other Revenues	493,901	552,627	(58,726)
Total Revenues	\$ 9,945,291	\$ 9,296,792	\$ 648,499
Expenses for Services	10,546,992	15,656,284	5,109,292
Change in Net Position	\$ (601,701)	\$ (6,359,492)	\$ 5,757,791
Net Position, Beginning of Year	(41,135,341)	(34,775,849)	(6,359,492)
Net Position, End of Year	\$ (41,737,042)	\$ (41,135,341)	\$ (601,701)

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED NOVEMBER 30, 2025**

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of November 30, 2025 were \$7,478,685, an increase of \$1,245,012 from the prior year.

The General Fund fund balance increased by \$1,053,808, primarily due to operating revenues and transfers in from the Capital Projects Fund exceeding operating and capital costs.

The Debt Service Fund fund balance increased by \$549,110, primarily due to the structure of the District's outstanding debt.

The Capital Projects Fund fund balance decreased by \$357,906, primarily due to Developer reimbursements, transfers out to the General Fund and capital costs exceeding proceeds from the sale of Series 2025 and Series 2025 Road bonds.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted an unappropriated budget for the current fiscal year. Actual revenues were \$2,496 more than budgeted revenues, actual expenditures were more than budgeted expenditures by \$973,527 and transfers in were \$1,631,289 more than budgeted, which resulted in a positive budget variance of \$660,258. See the budget to actual comparison for further information.

CAPITAL ASSETS

Capital assets as of November 30, 2025, total \$42,234,661 (net of accumulated depreciation) and include the water, wastewater and drainage systems. The District has also constructed paving facilities have been conveyed to the County.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2025	2024	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 266,587	\$ 266,587	\$
Construction in Progress	106,450	1,197,473	(1,091,023)
Capital Assets, Net of Accumulated Depreciation:			
Water System	11,476,454	10,982,449	494,005
Wastewater System	13,958,785	13,817,239	141,546
Drainage System	16,426,385	13,961,544	2,464,841
Total Net Capital Assets	\$ 42,234,661	\$ 40,225,292	\$ 2,009,369

The District has also entered into a lease agreement for an interim wastewater treatment plant which is recorded as a right-of-use asset in the government-wide financial statements. See Note 13 for further disclosure.

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED NOVEMBER 30, 2025**

LONG-TERM DEBT ACTIVITY

As of November 30, 2025, the District had total bond debt payable of \$84,755,000. The changes in the bond debt position of the District during the fiscal year ended November 30, 2025, are summarized as follows:

Bond Debt Payable, December 1, 2024	\$	80,040,000
Add: Bond Sales		6,700,000
Less: Bond Principal Paid		<u>1,985,000</u>
Bond Debt Payable, November 30, 2025	\$	<u>84,755,000</u>

As of November 30, 2025, the District's Series 2017 Road and 2018 bonds do not have an underlying rating or an insured rating. The Series 2019, Series 2019 Road, Series 2021, Series 2021 Road, Series 2023A Road, Series 2024, and Series 2024 Road bonds carry an underlying rating of "Baa1" and an insured rating of "AA" by virtue of insurance issued by Build America Mutual Assurance Company. The Series 2020, Series 2020 Road, Series 2022, Series 2022 Road, Series 2023, Series 2023 Road bonds, Series 2025 and Series 2025 Road bonds carry an underlying rating of "Baa1" and an insured of "AA" by virtue of insurance issued by Assured Guaranty. The above ratings are as of November 30, 2025 and reflect all rating changes of the bond insurers through the year end.

As of November 30, 2025, the District had total lease debt payable of \$1,368,150. The changes in the lease debt position of the District during the fiscal year ended November 30, 2025, are summarized as follows:

Leases Payable, December 1, 2024	\$	1,503,902
Less: Lease Principal Paid		<u>135,752</u>
Leases Payable, November 30, 2025	\$	<u>1,368,150</u>

CONTRACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Montgomery County Municipal Utility District No. 139, c/o Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
NOVEMBER 30, 2025

	General Fund	Debt Service Fund
ASSETS		
Cash	\$ 505,193	\$ 229,498
Investments	3,620,675	3,751,812
Receivables:		
Property Taxes	1,386,966	5,540,398
Service Accounts	340,173	
Accrued Interest	17,887	7,853
Due from Other Funds	56,513	
Prepaid Costs	21,650	
Due from Other Governmental Units	5,036	
Right-of-Use Asset (Net of Accumulated Amortization)		
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	\$ 5,954,093	\$ 9,529,561

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 460	\$ 735,151	\$	\$ 735,151
31,785	7,404,272		7,404,272
	6,927,364		6,927,364
	340,173		340,173
	25,740		25,740
	56,513	(56,513)	
	21,650		21,650
	5,036		5,036
		2,026,028	2,026,028
		266,587	266,587
		106,450	106,450
		<u>41,861,624</u>	<u>41,861,624</u>
<u>\$ 32,245</u>	<u>\$ 15,515,899</u>	<u>\$ 44,204,176</u>	<u>\$ 59,720,075</u>

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
NOVEMBER 30, 2025

	General Fund	Debt Service Fund
LIABILITIES		
Accounts Payable	\$ 691,830	\$
Accrued Interest Payable		
Due to Developers		
Due to Other Funds		56,513
Security Deposits	180,745	
Long-Term Liabilities:		
Leases Due Within One Year		
Leases Due After One Year		
Bonds Payable Within One Year		
Bonds Payable Due After One Year		
TOTAL LIABILITIES	\$ 872,575	\$ 56,513
 DEFERRED INFLOWS OF RESOURCES		
Property Taxes	\$ 1,423,118	\$ 5,685,008
 FUND BALANCES		
Nonspendable:		
Prepaid Costs	\$ 21,650	\$
Restricted for:		
Authorized Construction		
Debt Service		3,788,040
Unassigned	3,636,750	
TOTAL FUND BALANCES	\$ 3,658,400	\$ 3,788,040
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 5,954,093	\$ 9,529,561
 NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$ 691,830	\$	\$ 691,830
		549,692	549,692
		6,536,350	6,536,350
	56,513	(56,513)	
	180,745		180,745
		319,125	319,125
		1,049,025	1,049,025
		2,300,000	2,300,000
		82,794,051	82,794,051
<u>\$ - 0 -</u>	<u>\$ 929,088</u>	<u>\$ 93,491,730</u>	<u>\$ 94,420,818</u>
<u>\$ - 0 -</u>	<u>\$ 7,108,126</u>	<u>\$ (71,827)</u>	<u>\$ 7,036,299</u>
\$	\$ 21,650	\$ (21,650)	\$
32,245	32,245	(32,245)	
	3,788,040	(3,788,040)	
	3,636,750	(3,636,750)	
<u>\$ 32,245</u>	<u>\$ 7,478,685</u>	<u>\$ (7,478,685)</u>	<u>\$ - 0 -</u>
<u>\$ 32,245</u>	<u>\$ 15,515,899</u>		
		\$ (48,705,617)	\$ (48,705,617)
		3,294,317	3,294,317
		3,674,258	3,674,258
		<u>\$ (41,737,042)</u>	<u>\$ (41,737,042)</u>

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
NOVEMBER 30, 2025

Total Fund Balances - Governmental Funds \$ 7,478,685

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets and leased assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 44,260,689

Deferred inflows of resources related to tax revenues for the 2024 and prior tax levies became part of recognized revenue in the governmental activities of the District. 71,827

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (6,536,350)	
Accrued Interest Payable	(549,692)	
Capital Lease Payable	(1,368,150)	
Bonds Payable	<u>(85,094,051)</u>	<u>(93,548,243)</u>

Total Net Position - Governmental Activities \$ (41,737,042)

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED NOVEMBER 30, 2025

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 1,512,661	\$ 5,384,232
Water Service	673,961	
Wastewater Service	1,019,299	
Ground Water Reduction Plan Fees	690,848	
Conservation District Fees	22,057	
Penalty and Interest	61,233	64,371
Investment Revenues	150,178	214,418
Miscellaneous Revenues	104,759	11,511
	<u>\$ 4,234,996</u>	<u>\$ 5,674,532</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 244,398	\$ 30,349
Contracted Services	780,289	112,842
Utilities	190,239	
Ground Water Reduction Plan Assessment	649,105	
Repairs and Maintenance	950,550	
Depreciation/Amortization		
Other	351,087	4,393
Capital Outlay	1,378,811	
Developer Interest		
Conveyance of Assets		
Debt Service:		
Lease Principal	135,752	
Lease Interest	129,448	
Bond Principal		1,985,000
Bond Interest		2,992,838
Bond Issuance Costs	2,798	
	<u>\$ 4,812,477</u>	<u>\$ 5,125,422</u>
TOTAL EXPENDITURES/EXPENSES		
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	<u>\$ (577,481)</u>	<u>\$ 549,110</u>
OTHER FINANCING SOURCES (USES)		
Transfer In (Out)	\$ 1,631,289	\$
Proceeds from Sale of Bonds		
Bond Premium		
	<u>\$ 1,631,289</u>	<u>\$ - 0 -</u>
TOTAL OTHER FINANCING SOURCES (USES)		
NET CHANGE IN FUND BALANCES	\$ 1,053,808	\$ 549,110
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - DECEMBER 1, 2024	<u>2,604,592</u>	<u>3,238,930</u>
FUND BALANCES/NET POSITION - NOVEMBER 30, 2025	<u>\$ 3,658,400</u>	<u>\$ 3,788,040</u>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 6,896,893	\$ 22,728	\$ 6,919,621
	673,961		673,961
	1,019,299		1,019,299
	690,848		690,848
	22,057		22,057
	125,604		125,604
13,035	377,631		377,631
	116,270		116,270
<u>\$ 13,035</u>	<u>\$ 9,922,563</u>	<u>\$ 22,728</u>	<u>\$ 9,945,291</u>
\$	\$ 274,747	\$	\$ 274,747
2,344	895,475		895,475
	190,239		190,239
	649,105		649,105
	950,550		950,550
		1,270,850	1,270,850
84	355,564		355,564
4,283,318	5,662,129	(5,662,129)	
623,798	623,798		623,798
		1,623,944	1,623,944
	135,752	(135,752)	
	129,448		129,448
	1,985,000	(1,985,000)	
	2,992,838	16,386	3,009,224
571,250	574,048		574,048
<u>\$ 5,480,794</u>	<u>\$ 15,418,693</u>	<u>\$ (4,871,701)</u>	<u>\$ 10,546,992</u>
<u>\$ (5,467,759)</u>	<u>\$ (5,496,130)</u>	<u>\$ 4,894,429</u>	<u>\$ (601,701)</u>
\$ (1,631,289)	\$	\$	\$
6,700,000	6,700,000	(6,700,000)	
41,142	41,142	(41,142)	
<u>\$ 5,109,853</u>	<u>\$ 6,741,142</u>	<u>\$ (6,741,142)</u>	<u>\$ - 0 -</u>
\$ (357,906)	\$ 1,245,012	\$ (1,245,012)	\$
		(601,701)	(601,701)
390,151	6,233,673	(47,369,014)	(41,135,341)
<u>\$ 32,245</u>	<u>\$ 7,478,685</u>	<u>\$ (49,215,727)</u>	<u>\$ (41,737,042)</u>

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED NOVEMBER 30, 2025

Net Change in Fund Balances - Governmental Funds	\$ 1,245,012
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	22,728
Governmental funds do not account for depreciation and amortization. However, in the Statement of Net Position, capital assets are depreciated and leased assets are amortized and expense is recorded in the Statement of Activities.	(1,270,850)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	5,662,129
Governmental funds report lease principal payments as expenditures. However, in the Statement of Net Position, lease principal payments are reported as decreases in long-term liabilities.	135,752
Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	1,985,000
In the Statement of Activities, conveyance of assets to other governmental entities is recorded as an expense.	(1,623,944)
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(16,386)
Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in the Statement of Net Position.	(6,700,000)
Governmental funds report bond premiums as other financing sources in the year received or paid. However, in the Statement of Net Position, these costs are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.	<u>(41,142)</u>
Change in Net Position - Governmental Activities	<u>\$ (601,701)</u>

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 1. CREATION OF DISTRICT

Montgomery County Municipal Utility District No. 139 (the “District”) was created effective June 14, 2013, pursuant to House Bill 1385, 83rd Texas Legislature, Regular Session codified as Chapter 8449, Texas Special District Local Laws Code. Pursuant to the provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, roads, solid waste collection and disposal, including recycling, and to construct parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. The Board of Directors held its first meeting on July 18, 2014, and sold their first bonds on August 15, 2017.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

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

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

Financial Statement Presentation

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

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- * Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- * Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- * Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

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

Governmental Funds

The District has three governmental funds and considers these funds to be major funds.

General Fund - To account for resources not required to be accounted for in another fund, customer service revenues, operating costs and general expenditures.

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

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

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include the 2024 tax levy collections during the period October 1, 2024 to November 30, 2025 and taxes collected from December 1, 2024, to November 30, 2025, for the 2023 and prior tax levies. The 2025 tax levy has been fully deferred to meet the planned expenditures in the 2026 fiscal year.

Amounts transferred from one fund to another fund are reported as another financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of November 30, 2025, the Debt Service Fund owed the General Fund \$56,513 for maintenance tax collections. The Capital Projects Fund transferred \$1,631,289 for prior year costs related to the Channel Rehab Phase 1 to serve Fosters Ridge Subdivision project.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets and Right-of-Use Assets

Capital assets, which include land and land improvements, construction in progress, water, wastewater and drainage system, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$10,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Water, Wastewater and Drainage System	10-45
All Other Equipment	3-20

In accordance with GASB Statement No. 87, the District has recorded the Phase II expansion of the leased wastewater treatment plant as a right-of-use asset (See Note 13). The right-of-use asset is being amortized over the estimated life of the asset.

Budgeting

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

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by directors are considered wages subject to federal income tax withholding for payroll tax purposes only.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus

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

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

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

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

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

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

Unassigned: all other spendable amounts in the General Fund.

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

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

NOTE 3. LONG-TERM DEBT

	Road Series 2017	Series 2018	Series 2019	Road Series 2019
Amount Outstanding – November 30, 2025	\$ 3,715,000	\$ 4,250,000	\$ 4,645,000	\$ 3,250,000
Interest Rates	3.00% - 4.00%	3.125% - 4.00%	2.00% - 3.00%	2.00% - 3.00%
Maturity Dates – Serially Beginning/Ending	April 1, 2026/2042	April 1, 2026/2043	April 1, 2026/2044	April 1, 2026/2044
Interest Payment Dates	April 1/October 1	April 1/October 1	April 1/October 1	April 1/October 1
Callable Dates	April 1, 2023*	April 1, 2023*	April 1, 2024*	April 1, 2024*
	Series 2020	Road Series 2020	Series 2021	Road Series 2021
Amount Outstanding – November 30, 2025	\$ 5,850,000	\$ 1,785,000	\$ 6,820,000	\$ 2,380,000
Interest Rates	2.00% - 4.50%	2.375% - 4.875%	2.00% - 4.50%	2.00% - 4.50%
Maturity Dates – Serially Beginning/Ending	April 1, 2026/2045	April 1, 2026/2045	April 1, 2026/2046	April 1, 2026/2046
Interest Payment Dates	April 1/October 1	April 1/October 1	April 1/October 1	April 1/October 1
Callable Dates	April 1, 2025*	April 1, 2025*	April 1, 2026*	April 1, 2026*

* Or on any date thereafter, in whole or in part, at the option of the District, at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2017 Road term bonds maturing on April 1, 2031, 2033, 2035, 2038 and 2042 are subject to mandatory redemption beginning April 1, 2030, 2032, 2034, 2036 and 2039, respectively. Series 2018 term bonds maturing on April 1, 2043 are subject to mandatory redemption beginning April 1, 2040. Series 2019 term bonds maturing on April 1, 2044 are subject to mandatory redemption beginning April 1, 2040. Series 2019 Road term bonds maturing April 1, 2040, April 1, 2042 and April 1, 2044 are subject to mandatory redemption beginning April 1, 2039, April 1, 2041 and April 1, 2043, respectively. Series 2021 term bonds maturing on April 1, 2046 are subject to mandatory redemption beginning April 1, 2044. Series 2021 Road term bonds maturing April 1, 2032, April 1, 2034, April 1, 2036, April 1, 2038, April 1, 2040, April 1, 2043, and April 1, 2046 are subject to mandatory redemption beginning April 1, 2031, April 1, 2033, April 1, 2035, April 1, 2037, April 1, 2039, April 1, 2041 and April 1, 2044, respectively.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2022	Road Series 2022	Road Series 2023	Series 2023
Amount Outstanding – November 30, 2025	\$ 8,345,000	\$ 7,060,000	\$ 8,030,000	\$ 7,335,000
Interest Rates	3.625% - 5.50%	3.25% - 5.75%	4.125% - 6.625%	4.00% - 6.50%
Maturity Dates – Serially Beginning/Ending	April 1, 2026/2047	April 1, 2026/2047	April 1, 2026/2047	April 1, 2026/2048
Interest Payment Dates	April 1/October 1	April 1/October 1	April 1/October 1	April 1/October 1
Callable Dates	April 1, 2027*	April 1, 2027*	April 1, 2028*	April 1, 2029*

	Road Series 2023A	Road Series 2024	Road Series 2024	Series 2025
Amount Outstanding – November 30, 2025	\$ 3,590,000	\$ 6,000,000	\$ 5,000,000	\$ 3,885,000
Interest Rates	4.00% - 6.50%	4.00% - 6.50%	4.00% - 6.50%	4.50% - 7.00%
Maturity Dates – Serially Beginning/Ending	April 1, 2026/2048	April 1, 2026/2049	April 1, 2026/2049	April 1, 2027/2050
Interest Payment Dates	April 1/October 1	April 1/October 1	April 1/October 1	April 1/October 1
Callable Dates	April 1, 2029*	April 1, 2030*	April 1, 2030*	April 1, 2031*

* Or on any date thereafter, in whole or in part, at the option of the District, at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2022 term bonds maturing on April 1, 2037, 2039, 2041, 2044, and 2047 are subject to mandatory redemption beginning April 1, 2036, 2038, 2040, 2042 and 2045, respectively. Series 2022 Road term bonds maturing on April 1, 2037, 2039, 2041, 2044 and 2047 are subject to mandatory redemption beginning April 1, 2036, 2038, 2040, 2042 and 2045, respectively. Series 2023 Road term bonds maturing on April 1, 2030, 2036, 2040, 2043, 2045, and 2047 are subject to mandatory redemption beginning April 1, 2029, 2035, 2037, 2041, 2044 and 2046, respectively. Series 2023 term bonds maturing on April 1, 2031, 2033, 2035, 2037, 2039, 2042, 2045 and 2048 are subject to mandatory redemption beginning April 1, 2030, 2032, 2034, 2036, 2038, 2040, 2043 and 2046, respectively. Series 2023A Road term bonds maturing on April 1, 2035 are subject to mandatory redemption beginning April 1, 2034. Series 2024 term bonds maturing on April 1, 2040 are subject to mandatory redemption beginning April 1, 2039. Series 2024 Road term bonds maturing on April 1, 2040 are subject to mandatory redemption beginning April 1, 2039.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

	Road Series 2025
Amount Outstanding – November 30, 2025	\$ 2,815,000
Interest Rates	4.00% - 6.50%
Maturity Dates – Serially Beginning/Ending	April 1, 2027/2050
Interest Payment Dates	April 1/October 1
Callable Dates	April 1, 2031*

* Series 2025 term bonds maturing on April 1, 2037, 2039, 2041 and 2043 are subject to mandatory redemption beginning April 1, 2036, 2038, 2040 and 2042, respectively. Series 2025 Road term bonds maturing on April 1, 2046, 2048 and 2050 are subject to mandatory redemption beginning April 1, 2045, 2047 and 2049, respectively.

The following is a summary of transactions regarding bonds payable for the year ended November 30, 2025:

	December 1, 2024	Additions	Retirements	November 30, 2025
Bonds Payable	\$ 80,040,000	\$ 6,700,000	\$ 1,985,000	\$ 84,755,000
Unamortized Discounts	(625,813)		(30,468)	(595,345)
Unamortized Premium	940,411	41,142	47,157	934,396
Bonds Payable, Net	\$ 80,354,598	\$ 6,741,142	\$ 2,001,689	\$ 85,094,051
			Amount Due Within One Year	\$ 2,300,000
			Amount Due After One Year	82,794,051
			Bonds Payable, Net	\$ 85,094,051

As of November 30, 2025, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 2,300,000	\$ 3,198,706	\$ 5,498,706
2027	2,540,000	3,041,320	5,581,320
2028	2,655,000	2,924,309	5,579,309
2029	2,755,000	2,805,851	5,560,851
2030	2,870,000	2,686,362	5,556,362
2031-2035	16,195,000	11,685,131	27,880,131
2036-2040	19,910,000	8,521,916	28,431,916
2041-2045	24,525,000	4,512,150	29,037,150
2046-2050	11,005,000	779,153	11,784,153
	\$ 84,755,000	\$ 40,154,898	\$ 124,909,898

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

As of November 30, 2025, the District had authorized but unissued bonds in the amount of \$315,900,000 for utility facilities, \$124,985,000 for roads and \$37,710,000 for park and recreational facilities. The District also has authorized refunding bonds in the amount of one and a half times the amount of bonds previously issued.

During the year ended November 30, 2025, the District levied an ad valorem debt service tax at the rate of \$0.46 per \$100 of assessed valuation, which resulted in a tax levy of \$3,082,568 on the adjusted taxable valuation of \$670,123,549 for the 2025 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for maintenance tax levy.

During the year ended November 30, 2025, the District levied an ad valorem road debt service tax at the rate of \$0.38 per \$100 of assessed valuation, which resulted in a tax levy of \$2,546,470 on the adjusted taxable valuation of \$670,123,549 for the 2025 tax year. The bond orders require the District to levy and collect an ad valorem road debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. All property values and exempt status, if any, are determined by the appraisal district.

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

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of section 148 (f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on each 5th-year anniversary of each issue.

The bond orders state that the District is required to annually provide continuing disclosure of certain general financial information and operating data to certain information repositories. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District’s deposits was \$3,555,151 and the bank balance was \$4,357,757. The bank balance was fully covered by federal depository insurance.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at November 30, 2025, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	\$ 505,193	\$ 1,880,000	\$ 2,385,193
DEBT SERVICE FUND	229,498	940,000	1,169,498
CAPITAL PROJECTS FUND	460		460
TOTAL DEPOSITS	\$ 735,151	\$ 2,820,000	\$ 3,555,151

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest District funds without express written authority from the Board of Directors.

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District invests in Texas Cooperative Liquid Assets Securities System Trust (“Texas CLASS”), an external public funds investment pool that is not SEC-registered. Public Trust Advisors, LLC serves as the pool’s administrator and investment advisor. The pool is subject to the general supervision of the Board of Trustees and its Advisory Board. UMB Bank serves as custodian for the pool. Investments held by Texas CLASS are priced to market on a weekly basis. The investments are considered Level I investments because their fair value is measured by quoted prices in active markets. The fair value of the District’s position in the pool is the same as the value of the pool shares. There are no limitations or restrictions on withdrawals from Texas Class.

Certificates of deposit are recorded at acquisition cost.

<u>Fund and Investment Type</u>	<u>Fair Value</u>	<u>Maturities of Less Than 1 Year</u>
<u>GENERAL FUND</u>		
Texas CLASS	\$ 1,740,675	\$ 1,740,675
Certificates of Deposit	1,880,000	1,880,000
<u>DEBT SERVICE FUND</u>		
Texas CLASS	2,811,812	2,811,812
Certificates of Deposit	940,000	940,000
<u>CAPITAL PROJECTS FUND</u>		
Texas CLASS	<u>31,785</u>	<u>31,785</u>
TOTAL INVESTMENTS	<u>\$ 7,404,272</u>	<u>\$ 7,404,272</u>

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” from Standard and Poor’s. The District manages credit risk by typically investing in certificates of deposit with balances below FDIC coverage.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investments in Texas CLASS to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value. The District also manages interest rate risk by investing in certificates of deposit with maturities of less than one year.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Restrictions

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

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended November 30, 2025:

	<u>December 1, 2024</u>	<u>Increases</u>	<u>Decreases</u>	<u>November 30, 2025</u>
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 266,587		\$	\$ 266,587
Construction in Progress	<u>1,197,473</u>	<u>3,231,292</u>	<u>4,322,315</u>	<u>106,450</u>
Total Capital Assets Not Being Depreciated	<u>\$ 1,464,060</u>	<u>\$ 3,231,292</u>	<u>\$ 4,322,315</u>	<u>\$ 373,037</u>
Capital Assets Subject to Depreciation				
Water System	\$ 13,283,945	\$ 879,398	\$	\$ 14,163,343
Wastewater System	15,864,541	530,003		16,394,544
Drainage System	<u>16,165,046</u>	<u>2,912,914</u>		<u>19,077,960</u>
Total Capital Assets Subject to Depreciation	<u>\$ 45,313,532</u>	<u>\$ 4,322,315</u>	<u>\$ - 0 -</u>	<u>\$ 49,635,847</u>
Less Accumulated Depreciation				
Water System	\$ 2,301,496	\$ 385,393	\$	\$ 2,686,889
Wastewater System	2,047,302	388,457		2,435,759
Drainage System	<u>2,203,502</u>	<u>448,073</u>		<u>2,651,575</u>
Total Accumulated Depreciation	<u>\$ 6,552,300</u>	<u>\$ 1,221,923</u>	<u>\$ - 0 -</u>	<u>\$ 7,774,223</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 38,761,232</u>	<u>\$ 3,100,392</u>	<u>\$ - 0 -</u>	<u>\$ 41,861,624</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 40,225,292</u>	<u>\$ 6,331,684</u>	<u>\$ 4,322,315</u>	<u>\$ 42,234,661</u>

NOTE 7. MAINTENANCE TAX

On November 4, 2014, the voters of the District approved the levy and collection of a maintenance tax at a maximum rate of \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and wastewater system. During the year ended November 30, 2025, the District levied an ad valorem maintenance tax at the rate of \$0.21 per \$100 of assessed valuation, which resulted in a tax levy of \$1,407,260 on the taxable valuation of \$670,123,549 for the 2024 tax year. The 2025 tax levy has been fully deferred.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 7. MAINTENANCE TAX (Continued)

On November 4, 2014, the voters of the District approved the levy and collection of a road maintenance tax at a maximum rate of \$1.50 per \$100 of assessed valuation of taxable property within the District. During the year ended November 30, 2025, the District did not levy an ad valorem road maintenance tax.

On November 4, 2014, the voters of the District approved the levy and collection of a parks and recreational maintenance tax at a maximum rate of \$0.10 per \$100 of assessed valuation of taxable property within the District. During the year ended November 30, 2025, the District did not levy an ad valorem parks and recreational maintenance tax.

NOTE 8. LONE STAR GROUNDWATER CONSERVATION DISTRICT

The District is located within the boundaries of the Lone Star Groundwater Conservation District (the “Conservation District”). The Conservation District was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act empowers the Conservation District for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. The Conservation District is overseeing that its participants comply with subsidence district pumpage requirements. The District is required to convert its water supply to surface water over a period of time. A nine-member board of directors governs the Conservation District. The directors serve staggered four-year terms. Each director must qualify to serve as director in the manner provided by Section 49.055 of the Water Code.

The Conservation District charges a fee based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Conservation District, unless exempted. This fee enables the Conservation District to fulfill its purpose and regulatory functions.

NOTE 9. UNREIMBURSED COSTS

The District has executed reimbursement agreements with Developers within the District. The agreements call for the Developers to fund costs associated with water, wastewater and drainage facilities until such time as the District can sell bonds. As of November 30, 2025, the District has recorded a liability in the amount of \$6,536,350 for projects that have been completed by the Developers as of November 30, 2025. This liability has been recorded in the Statement of Net Position. Below is a summary of current year activity.

	December 1, 2024	Additions	Reimbursements	November 30, 2025
Due To Developers	<u>\$ 7,343,244</u>	<u>\$ - 0 -</u>	<u>\$ 806,894</u>	<u>\$ 6,536,350</u>

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 10. RISK MANAGEMENT

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

NOTE 11. SAN JACINTO RIVER AUTHORITY

Effective January 1, 2014, the District entered into the Contract for Groundwater Reduction Planning, Alternative Water Supply, and Related Goods and Services with the San Jacinto River Authority (the “Authority”). The District and the Authority operate within the boundaries of Lone Star Groundwater Conservation District (the “Conservation District”). See Note 6. The Authority has developed supplies of surface water that, when taken together with groundwater withdrawals to be permitted by the Conservation District, are reasonably believed to be adequate to satisfy the total water demands of Montgomery County. A surface water treatment and transmission system (the “Project”) is proposed to be designed, constructed, operated, and maintained by the Authority in order to provide phased treatment, transmission, and delivery of the Authority’s surface water to regulated users for blending with groundwater supplies, so that regulated users may continue to pump groundwater. The Authority will develop a Groundwater Reduction Plan (the “GRP”) for all participants. The Authority charges a fee, currently \$2.62 per 1,000 gallons for groundwater pumped and \$3.21 per 1,000 gallons for surface water used. This fee enables the Authority to achieve, maintain and implement the GRP. The term of this contract expires on December 31, 2089. During the current fiscal year, the District recorded an expenditure of \$649,105 in relation to this contract.

NOTE 12. STRATEGIC PARTNERSHIP AGREEMENT

The District has entered into a Strategic Partnership Agreement (“SPA”) with the City of Conroe, Texas (the “City”), whereby the City may annex the District for limited purposes at any time and impose its Sales and Use Tax within the District upon its limited purpose annexation of the District. The City may annex the District for full purposes at any time on or after December 31, 2025, by full-purpose annexation ordinance or conversion from limited purpose annexation. Upon the full purpose annexation of the District, the land included within the boundaries of the District will be deemed to be within the full purpose boundary limits of the City without the need for any further action. Upon such date all taxable property within the territory of the District will become subject to ad valorem taxation by the City.

Upon full-purpose annexation the City may (a) abolish the District and assume its debts and obligations pursuant to Local Government Code Section 43.075, or (b) continue the District as a limited district. The District may not be abolished until 90% build out.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 13. LEASES

On November 17, 2014, the District entered into a lease agreement with AUC Group to finance a 0.14 MGD wastewater treatment plant in the amount of \$897,586 at an interest rate of 7.5%. Payments in the amount of \$13,103 were due the first day of each month. The initial term of this lease was 60 months. At the end of the initial term, the District had the option to purchase the wastewater treatment plant. Monthly lease payments of \$11,000 were required for any additional months beyond the initial term. In December 2021, the District exercised its option to purchase the wastewater treatment plant and paid AUC Group \$279,232 for it.

On August 1, 2019, the District entered into a lease agreement with AUC Group to finance Phase II of a 0.28 MGD wastewater treatment plant expansion in the amount of \$350,000 at an interest rate of 9%. Payments in the amount of \$4,750 are due the first day of each month. The initial term of this lease is 60 months. At the end of the initial term, the District intends to exercise its option to purchase the wastewater treatment plant in the amount of \$189,723. Subsequent to year end, the District purchased Phase II.

On October 7, 2021, the District entered into a lease agreement with AUC Group to finance Phase III of a 0.51 MGD wastewater treatment plant in the amount of \$1,468,650 at an interest rate of 8%. Payments of \$18,250 will be due the first day of each month. The payments commenced May 1, 2023. The initial term of the lease is 60 months. At the end of the initial term, the District intends to exercise its option to purchase the wastewater treatment plant in the amount of \$847,108.

In accordance with the requirements of GASB Statement No. 87, which was required to be implemented in the prior fiscal year, the District reclassified certain capital assets to right-of-use assets. Right-of-use assets, current year amortization expense, and accumulated amortization are summarized below:

	December 1, 2024	Increases	Decreases	November 30, 2025
Right-of-Use Asset Subject to Amortization				
Wastewater Treatment Plant	\$ 2,201,695	\$ -0-	\$ -0-	\$ 2,201,695
Less Accumulated Amortization				
Wastewater Treatment Plant	\$ 126,740	\$ 48,927	\$ -0-	\$ 175,667
Right-of-Use Asset Net of Accumulated Depreciation	<u>\$ 2,074,955</u>	<u>\$ (48,927)</u>	<u>\$ -0-</u>	<u>\$ 2,026,028</u>

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
NOTES TO THE FINANCIAL STATEMENTS
NOVEMBER 30, 2025

NOTE 13. LEASES (Continued)

The following is a summary of transactions regarding leases payable for the year ended November 30, 2025:

Leases Payable, December 1, 2024	\$	1,503,902
Less: Lease Principal Paid		<u>135,752</u>
Leases Payable, November 30, 2025		<u><u>\$ 1,368,150</u></u>
Leases Payable		
Due Within One Year	\$	319,125
Due After One Year		<u>1,049,025</u>
Leases Payable, November 30, 2025		<u><u>\$ 1,368,150</u></u>

As of November 30, 2025, the debt service requirements on the leases payable were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 319,125	\$ 89,598	\$ 408,723
2027	140,143	78,857	219,000
2028	<u>908,882</u>	<u>29,478</u>	<u>938,360</u>
	<u><u>\$ 1,368,150</u></u>	<u><u>\$ 197,933</u></u>	<u><u>\$ 1,566,083</u></u>

NOTE 14. BOND SALES

On August 12, 2025, the District issued \$3,885,000 of Unlimited Tax Utility Bonds, Series 2025. Proceeds from the bonds were used to reimburse a Developer certain capital costs associated with the West Denali Wilderness Parkway, Phase III, Fosters Ridge, Section 21, and Clearing and Grubbing Phase 1 Channel Rehabilitation; storm water compliance, geotechnical fees and engineering related to the aforementioned projects. Additional proceeds were used to pay Developer interest and issuance costs of the bonds.

On August 12, 2025, the District issued \$2,815,000 of Unlimited Tax Road Bonds, Series 2025. Proceeds from the bonds were used to reimburse a Developer for construction and engineering costs for paving facilities to serve West Denali Parkway, Phase III bridge, West Denali Parkway, Phase III, Fosters Ridge, Section 21; storm water compliance, geotechnical fees, engineering, and street lights related to the aforementioned projects. Additional proceeds were used to pay Developer interest and issuance costs of the bonds.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139

REQUIRED SUPPLEMENTARY INFORMATION

NOVEMBER 30, 2025

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED NOVEMBER 30, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 1,484,800	\$ 1,512,661	\$ 27,861
Water Service	746,100	673,961	(72,139)
Wastewater Service	998,900	1,019,299	20,399
Ground Water Reduction Plan Fees	768,300	690,848	(77,452)
Conservation District Fees	22,600	22,057	(543)
Penalty and Interest	75,400	61,233	(14,167)
Investment Revenues	120,100	150,178	30,078
Miscellaneous Revenues	16,300	104,759	88,459
TOTAL REVENUES	\$ 4,232,500	\$ 4,234,996	\$ 2,496
EXPENDITURES			
Services Operations:			
Professional Fees	\$ 169,900	\$ 244,398	\$ (74,498)
Contracted Services	741,800	780,289	(38,489)
Utilities	188,000	190,239	(2,239)
Ground Water Reduction Plan Assessment	790,900	649,105	141,795
Repairs and Maintenance	769,600	950,550	(180,950)
Other	351,950	353,885	(1,935)
Capital Outlay	550,800	1,378,811	(828,011)
Lease Principal	146,978	135,752	11,226
Lease Interest	129,022	129,448	(426)
TOTAL EXPENDITURES	\$ 3,838,950	\$ 4,812,477	\$ (973,527)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 393,550	\$ (577,481)	\$ (971,031)
OTHER FINANCING SOURCES(USES)			
Transfer In (Out)	\$ -0-	\$ 1,631,289	\$ 1,631,289
NET CHANGE IN FUND BALANCE	\$ 393,550	\$ 1,053,808	\$ 660,258
FUND BALANCE - DECEMBER 1, 2024	2,604,592	2,604,592	
FUND BALANCE - NOVEMBER 30, 2025	\$ 2,998,142	\$ 3,658,400	\$ 660,258

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139

SUPPLEMENTARY INFORMATION – REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

NOVEMBER 30, 2025

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
SERVICES AND RATES
FOR THE YEAR ENDED NOVEMBER 30, 2025**

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered	_____	_____	x 1.0	_____
≤ ³ / ₄ "	<u>1,770</u>	<u>1,770</u>	x 1.0	<u>1,770</u>
1"	<u>52</u>	<u>52</u>	x 2.5	<u>130</u>
1½"	<u>6</u>	<u>6</u>	x 5.0	<u>30</u>
2"	<u>23</u>	<u>23</u>	x 8.0	<u>184</u>
3"	_____	_____	x 15.0	_____
4"	<u>1</u>	<u>1</u>	x 25.0	<u>25</u>
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water Connections	<u><u>1,852</u></u>	<u><u>1,852</u></u>		<u><u>2,139</u></u>
Total Wastewater Connections	<u><u>1,808</u></u>	<u><u>1,852</u></u>	x 1.0	<u><u>1,852</u></u>

3. TOTAL WATER CONSUMPTION DURING THE FISCAL YEAR ROUNDED TO THE NEAREST THOUSAND: (Unaudited)

Gallons pumped in system:	245,745,000	Water Accountability Ratio: 97 % (Gallons billed/Gallons pumped)
Gallons billed to customers:	238,410,000	

See accompanying independent auditor's report.

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
SERVICES AND RATES
FOR THE YEAR ENDED NOVEMBER 30, 2025**

4. STANDBY FEES (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes No

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

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes No

County or Counties in which District is located:

Montgomery County, Texas

Is the District located within a city?

Entirely Partly Not at all

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

Entirely Partly Not at all

ETJ in which the District is located:

City of Conroe, Texas

Are Board Members appointed by an office outside the District?

Yes No

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED NOVEMBER 30, 2025

PROFESSIONAL FEES:	
Arbitrage Analysis	\$ 9,000
Auditing	19,500
Engineering	177,494
Legal	38,404
TOTAL PROFESSIONAL FEES	<u>\$ 244,398</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 68,811
Operations and Billing	122,303
Solid Waste Disposal	589,175
TOTAL CONTRACTED SERVICES	<u>\$ 780,289</u>
UTILITIES	
Electricity	\$ 184,865
Telephone	5,374
TOTAL UTILITIES	<u>\$ 190,239</u>
REPAIRS AND MAINTENANCE	<u>\$ 950,550</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 11,492
Insurance	48,243
Office Supplies and Postage	22,739
Payroll Taxes	879
Travel and Meetings	2,625
Other	28,878
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 114,856</u>
CAPITAL OUTLAY	<u>\$ 1,378,811</u>
TAP CONNECTIONS	<u>\$ 550</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED NOVEMBER 30, 2025

OTHER EXPENDITURES:	
Chemicals	\$ 63,519
Ground Water Reduction Plan Assessment	649,105
Laboratory Fees	51,972
Permit Fees	29,411
Reconnection Fees	3,225
Inspection Fees	139
Regulatory Assessment	8,034
Sludge Hauling	<u>79,381</u>
TOTAL OTHER EXPENDITURES	<u>\$ 884,786</u>
DEBT SERVICE:	
Lease Principal	\$ 135,752
Lease Interest	129,448
Bond Issuance Costs	<u>2,798</u>
TOTAL DEBT SERVICE	<u>\$ 267,998</u>
TOTAL EXPENDITURES	<u>\$ 4,812,477</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
INVESTMENTS
NOVEMBER 30, 2025

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
Texas CLASS	XXXX0003	Varies	Daily	\$ 1,740,675	\$
Certificates of Deposit	XXXX8780	4.15%	06/07/26	235,000	4,703
Certificates of Deposit	XXXX3853	4.15%	07/02/26	235,000	4,035
Certificates of Deposit	XXXX9749	3.70%	10/16/26	235,000	1,072
Certificates of Deposit	XXXX6037	4.25%	08/11/26	235,000	3,037
Certificates of Deposit	XXXX9466	3.75%	10/14/26	235,000	1,135
Certificates of Deposit	XXXX0611	3.89%	04/12/26	235,000	1,177
Certificates of Deposit	XXXX7388	4.00%	02/17/26	235,000	2,704
Certificates of Deposit	XXXX9891	3.78%	12/01/26	<u>235,000</u>	<u>24</u>
TOTAL GENERAL FUND				<u>\$ 3,620,675</u>	<u>\$ 17,887</u>
<u>DEBT SERVICE FUND</u>					
Texas CLASS	XXXX0002	Varies	Daily	\$ 999,310	\$
Texas CLASS	XXXX0005	Varies	Daily	1,812,502	
Certificates of Deposit	XXXX7405	4.15%	09/19/26	235,000	2,004
Certificates of Deposit	XXXX9747	4.02%	06/15/26	235,000	1,889
Certificates of Deposit	XXXX6134	4.05%	08/12/26	235,000	1,956
Certificates of Deposit	XXXX9827	4.15%	09/16/26	<u>235,000</u>	<u>2,004</u>
TOTAL DEBT SERVICE FUND				<u>\$ 3,751,812</u>	<u>\$ 7,853</u>
<u>CAPITAL PROJECTS FUND</u>					
Texas CLASS	XXXX0015	Varies	Daily	\$ 288	\$
Texas CLASS	XXXX0016	Varies	Daily	571	
Texas CLASS	XXXX0017	Varies	Daily	1,210	
Texas CLASS	XXXX0018	Varies	Daily	6,331	\$
Texas CLASS	XXXX0020	Varies	Daily	<u>23,385</u>	<u></u>
TOTAL CAPITAL PROJECTS FUND				<u>\$ 31,785</u>	<u>\$ -0-</u>
TOTAL - ALL FUNDS				<u>\$ 7,404,272</u>	<u>\$ 25,740</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED NOVEMBER 30, 2025

	Maintenance Taxes		Debt Service Taxes		Road Debt Service Taxes	
TAXES RECEIVABLE - DECEMBER 1, 2024	\$ 1,437,469		\$ 2,748,647		\$ 2,372,340	
Adjustments to Beginning Balance	<u>52,147</u>	\$ 1,489,616	<u>97,665</u>	\$ 2,846,312	<u>82,852</u>	\$ 2,455,192
Original 2025 Tax Levy	\$ 1,305,330		\$ 2,859,293		\$ 2,362,025	
Adjustment to 2025 Tax Levy	<u>101,930</u>	<u>1,407,260</u>	<u>223,275</u>	<u>3,082,568</u>	<u>184,445</u>	<u>2,546,470</u>
TOTAL TO BE ACCOUNTED FOR		\$ 2,896,876		\$ 5,928,880		\$ 5,001,662
TAX COLLECTIONS:						
Prior Years	\$ 1,473,758		\$ 2,816,157		\$ 2,429,377	
Current Year	<u>36,152</u>	<u>1,509,910</u>	<u>79,191</u>	<u>2,895,348</u>	<u>65,419</u>	<u>2,494,796</u>
TAXES RECEIVABLE - NOVEMBER 30, 2025		<u>\$ 1,386,966</u>		<u>\$ 3,033,532</u>		<u>\$ 2,506,866</u>
TAXES RECEIVABLE BY YEAR:						
2025		\$ 1,371,108		\$ 3,003,378		\$ 2,481,051
2024		12,175		23,291		20,115
2023		3,446		6,341		5,376
2022		207		456		291
2021		<u>30</u>		<u>66</u>		<u>33</u>
TOTAL		<u>\$ 1,386,966</u>		<u>\$ 3,033,532</u>		<u>\$ 2,506,866</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED NOVEMBER 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
PROPERTY VALUATIONS:				
Land	\$ 109,021,715	\$ 105,505,715	\$ 99,930,050	\$ 94,323,170
Improvements	595,188,345	579,924,083	488,964,400	361,455,350
Personal Property	11,039,981	919,066	491,702	209,140
Exemptions	<u>(45,126,492)</u>	<u>(49,495,817)</u>	<u>(49,615,006)</u>	<u>(45,010,670)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 670,123,549</u>	<u>\$ 636,853,047</u>	<u>\$ 539,771,146</u>	<u>\$ 410,976,990</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.46	\$ 0.44	\$ 0.46	\$ 0.55
Road Debt Service	0.38	0.38	0.39	0.35
Maintenance	<u>0.21</u>	<u>0.23</u>	<u>0.25</u>	<u>0.25</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.05</u>	<u>\$ 1.05</u>	<u>\$ 1.10</u>	<u>\$ 1.15</u>
ADJUSTED TAX LEVY*	<u>\$ 7,036,298</u>	<u>\$ 6,686,958</u>	<u>\$ 5,937,483</u>	<u>\$ 4,726,362</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>4.93 %</u>	<u>99.17 %</u>	<u>99.74 %</u>	<u>99.98 %</u>

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

Maximum Tax – Maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voter on November 4, 2014.

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2017 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 160,000	\$ 135,381	\$ 295,381
2027	165,000	130,402	295,402
2028	170,000	125,063	295,063
2029	180,000	119,262	299,262
2030	185,000	113,080	298,080
2031	190,000	106,704	296,704
2032	200,000	99,975	299,975
2033	205,000	92,888	297,888
2034	215,000	85,269	300,269
2035	225,000	77,019	302,019
2036	230,000	68,200	298,200
2037	240,000	58,800	298,800
2038	250,000	49,000	299,000
2039	260,000	38,800	298,800
2040	270,000	28,200	298,200
2041	280,000	17,200	297,200
2042	290,000	5,800	295,800
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
	<u>\$ 3,715,000</u>	<u>\$ 1,351,043</u>	<u>\$ 5,066,043</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 1 8

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 160,000	\$ 155,075	\$ 315,075
2027	170,000	149,812	319,812
2028	175,000	144,097	319,097
2029	185,000	138,022	323,022
2030	190,000	131,575	321,575
2031	200,000	124,750	324,750
2032	210,000	117,575	327,575
2033	215,000	110,003	325,003
2034	225,000	102,028	327,028
2035	235,000	93,544	328,544
2036	245,000	84,544	329,544
2037	255,000	75,169	330,169
2038	265,000	65,419	330,419
2039	280,000	55,025	335,025
2040	290,000	43,800	333,800
2041	305,000	31,900	336,900
2042	315,000	19,500	334,500
2043	330,000	6,600	336,600
2044			
2045			
2046			
2047			
2048			
2049			
2050			
	<u>\$ 4,250,000</u>	<u>\$ 1,648,438</u>	<u>\$ 5,898,438</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 1 9

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 170,000	\$ 121,794	\$ 291,794
2027	175,000	118,344	293,344
2028	185,000	114,744	299,744
2029	190,000	110,994	300,994
2030	200,000	106,844	306,844
2031	205,000	102,159	307,159
2032	215,000	97,037	312,037
2033	220,000	91,600	311,600
2034	230,000	85,831	315,831
2035	240,000	79,662	319,662
2036	250,000	73,075	323,075
2037	260,000	66,062	326,062
2038	265,000	58,844	323,844
2039	280,000	51,000	331,000
2040	290,000	42,450	332,450
2041	300,000	33,600	333,600
2042	310,000	24,450	334,450
2043	325,000	14,925	339,925
2044	335,000	5,025	340,025
2045			
2046			
2047			
2048			
2049			
2050			
	<u>\$ 4,645,000</u>	<u>\$ 1,398,440</u>	<u>\$ 6,043,440</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2019 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 120,000	\$ 87,077	\$ 207,077
2027	125,000	84,628	209,628
2028	130,000	82,077	212,077
2029	135,000	79,360	214,360
2030	140,000	76,367	216,367
2031	145,000	73,053	218,053
2032	150,000	69,437	219,437
2033	155,000	65,625	220,625
2034	160,000	61,488	221,488
2035	165,000	57,019	222,019
2036	175,000	52,125	227,125
2037	180,000	46,800	226,800
2038	185,000	41,325	226,325
2039	195,000	35,625	230,625
2040	200,000	29,700	229,700
2041	210,000	23,550	233,550
2042	220,000	17,100	237,100
2043	225,000	10,425	235,425
2044	235,000	3,525	238,525
2045			
2046			
2047			
2048			
2049			
2050			
	<u>\$ 3,250,000</u>	<u>996,306</u>	<u>\$ 4,246,306</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 0

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 180,000	\$ 142,294	\$ 322,294
2027	180,000	134,194	314,194
2028	185,000	125,981	310,981
2029	190,000	119,919	309,919
2030	195,000	116,069	311,069
2031	200,000	112,119	312,119
2032	205,000	108,069	313,069
2033	215,000	103,869	318,869
2034	220,000	99,519	319,519
2035	225,000	94,928	319,928
2036	235,000	90,041	325,041
2037	245,000	84,788	329,788
2038	255,000	79,163	334,163
2039	260,000	73,369	333,369
2040	270,000	67,238	337,238
2041	280,000	60,706	340,706
2042	295,000	53,878	348,878
2043	305,000	46,563	351,563
2044	665,000	34,438	699,438
2045	1,045,000	13,063	1,058,063
2046			
2047			
2048			
2049			
2050			
	<u>\$ 5,850,000</u>	<u>\$ 1,760,208</u>	<u>\$ 7,610,208</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2020 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 35,000	\$ 44,028	\$ 79,028
2027	35,000	42,759	77,759
2028	35,000	41,928	76,928
2029	30,000	41,156	71,156
2030	30,000	40,444	70,444
2031	30,000	39,731	69,731
2032	25,000	39,078	64,078
2033	30,000	38,425	68,425
2034	30,000	37,713	67,713
2035	25,000	37,059	62,059
2036	25,000	36,466	61,466
2037	25,000	35,872	60,872
2038	30,000	35,219	65,219
2039	25,000	34,566	59,566
2040	30,000	33,913	63,913
2041	30,000	33,200	63,200
2042	25,000	32,547	57,547
2043	335,000	28,063	363,063
2044	345,000	19,563	364,563
2045	610,000	7,625	617,625
2046			
2047			
2048			
2049			
2050			
	<u>\$ 1,785,000</u>	<u>\$ 699,355</u>	<u>\$ 2,484,355</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 1

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 270,000	\$ 141,999	\$ 411,999
2027	280,000	133,126	413,126
2028	285,000	127,475	412,475
2029	290,000	121,724	411,724
2030	295,000	115,876	410,876
2031	305,000	109,874	414,874
2032	305,000	103,775	408,775
2033	315,000	97,575	412,575
2034	315,000	91,275	406,275
2035	325,000	84,875	409,875
2036	325,000	78,375	403,375
2037	330,000	71,824	401,824
2038	335,000	65,175	400,175
2039	340,000	58,212	398,212
2040	345,000	50,934	395,934
2041	350,000	43,550	393,550
2042	355,000	36,060	391,060
2043	360,000	28,463	388,463
2044	360,000	20,588	380,588
2045	355,000	12,544	367,544
2046	380,000	4,275	384,275
2047			
2048			
2049			
2050			
	<u>\$ 6,820,000</u>	<u>\$ 1,597,574</u>	<u>\$ 8,417,574</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2021 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 85,000	\$ 50,450	\$ 135,450
2027	85,000	47,688	132,688
2028	90,000	45,938	135,938
2029	90,000	44,138	134,138
2030	95,000	42,288	137,288
2031	100,000	40,338	140,338
2032	100,000	38,338	138,338
2033	105,000	36,288	141,288
2034	105,000	34,188	139,188
2035	110,000	32,038	142,038
2036	115,000	29,788	144,788
2037	120,000	27,363	147,363
2038	120,000	24,813	144,813
2039	125,000	22,210	147,210
2040	125,000	19,554	144,554
2041	130,000	16,763	146,763
2042	135,000	13,781	148,781
2043	135,000	10,744	145,744
2044	135,000	7,707	142,707
2045	125,000	4,782	129,782
2046	150,000	1,688	151,688
2047			
2048			
2049			
2050			
	<u>\$ 2,380,000</u>	<u>\$ 590,885</u>	<u>\$ 2,970,885</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 2

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 235,000	\$ 333,300	\$ 568,300
2027	245,000	320,100	565,100
2028	260,000	308,163	568,163
2029	270,000	297,563	567,563
2030	280,000	286,562	566,562
2031	290,000	275,163	565,163
2032	305,000	263,263	568,263
2033	315,000	250,863	565,863
2034	330,000	238,581	568,581
2035	345,000	225,700	570,700
2036	360,000	211,600	571,600
2037	375,000	196,900	571,900
2038	390,000	181,600	571,600
2039	405,000	165,700	570,700
2040	425,000	149,100	574,100
2041	440,000	131,800	571,800
2042	460,000	113,800	573,800
2043	480,000	95,000	575,000
2044	500,000	75,400	575,400
2045	520,000	55,000	575,000
2046	545,000	33,700	578,700
2047	570,000	11,400	581,400
2048			
2049			
2050			
	<u>\$ 8,345,000</u>	<u>\$ 4,220,258</u>	<u>\$ 12,565,258</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2022 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 185,000	\$ 286,006	\$ 471,006
2027	190,000	275,225	465,225
2028	200,000	264,013	464,013
2029	210,000	252,225	462,225
2030	225,000	241,688	466,688
2031	235,000	232,488	467,488
2032	245,000	223,806	468,806
2033	260,000	215,438	475,438
2034	270,000	206,325	476,325
2035	285,000	195,900	480,900
2036	300,000	184,200	484,200
2037	315,000	171,900	486,900
2038	330,000	159,000	489,000
2039	345,000	145,500	490,500
2040	365,000	131,300	496,300
2041	380,000	116,400	496,400
2042	400,000	100,800	500,800
2043	420,000	84,400	504,400
2044	440,000	67,200	507,200
2045	465,000	49,100	514,100
2046	485,000	30,100	515,100
2047	510,000	10,200	520,200
2048			
2049			
2050			
	<u>\$ 7,060,000</u>	<u>\$ 3,643,214</u>	<u>\$ 10,703,214</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2023 A ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 85,000	\$ 170,007	\$ 255,007
2027	90,000	164,319	254,319
2028	95,000	158,307	253,307
2029	100,000	151,968	251,968
2030	105,000	145,306	250,306
2031	110,000	138,319	248,319
2032	115,000	131,006	246,006
2033	120,000	123,368	243,368
2034	125,000	116,968	241,968
2035	135,000	111,768	246,768
2036	140,000	106,268	246,268
2037	150,000	100,375	250,375
2038	155,000	94,085	249,085
2039	165,000	87,381	252,381
2040	170,000	80,263	250,263
2041	180,000	72,825	252,825
2042	190,000	64,844	254,844
2043	200,000	56,313	256,313
2044	210,000	47,344	257,344
2045	220,000	37,800	257,800
2046	230,000	27,675	257,675
2047	245,000	16,987	261,987
2048	255,000	5,738	260,738
2049			
2050			
	<u>\$ 3,590,000</u>	<u>\$ 2,209,234</u>	<u>\$ 5,799,234</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 3

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 175,000	\$ 326,988	\$ 501,988
2027	185,000	315,287	500,287
2028	195,000	302,938	497,938
2029	200,000	290,100	490,100
2030	215,000	277,150	492,150
2031	225,000	263,950	488,950
2032	235,000	252,500	487,500
2033	245,000	242,900	487,900
2034	260,000	232,800	492,800
2035	275,000	222,100	497,100
2036	285,000	210,900	495,900
2037	300,000	199,200	499,200
2038	315,000	186,900	501,900
2039	335,000	173,900	508,900
2040	350,000	159,762	509,762
2041	370,000	144,463	514,463
2042	385,000	128,419	513,419
2043	405,000	111,631	516,631
2044	430,000	93,888	523,888
2045	450,000	75,187	525,187
2046	475,000	55,235	530,235
2047	500,000	33,906	533,906
2048	525,000	11,484	536,484
2049			
2050			
	<u>\$ 7,335,000</u>	<u>\$ 4,311,588</u>	<u>\$ 11,646,588</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2023 A ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 85,000	\$ 170,007	\$ 255,007
2027	90,000	164,319	254,319
2028	95,000	158,307	253,307
2029	100,000	151,968	251,968
2030	105,000	145,306	250,306
2031	110,000	138,319	248,319
2032	115,000	131,006	246,006
2033	120,000	123,368	243,368
2034	125,000	116,968	241,968
2035	135,000	111,768	246,768
2036	140,000	106,268	246,268
2037	150,000	100,375	250,375
2038	155,000	94,085	249,085
2039	165,000	87,381	252,381
2040	170,000	80,263	250,263
2041	180,000	72,825	252,825
2042	190,000	64,844	254,844
2043	200,000	56,313	256,313
2044	210,000	47,344	257,344
2045	220,000	37,800	257,800
2046	230,000	27,675	257,675
2047	245,000	16,987	261,987
2048	255,000	5,738	260,738
2049			
2050			
	<u>\$ 3,590,000</u>	<u>\$ 2,209,234</u>	<u>\$ 5,799,234</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 4

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 125,000	\$ 256,613	\$ 381,613
2027	130,000	248,325	378,325
2028	140,000	239,550	379,550
2029	145,000	230,288	375,288
2030	155,000	220,537	375,537
2031	165,000	210,550	375,550
2032	170,000	202,200	372,200
2033	180,000	195,200	375,200
2034	190,000	187,800	377,800
2035	205,000	179,900	384,900
2036	215,000	171,500	386,500
2037	225,000	162,700	387,700
2038	240,000	153,400	393,400
2039	255,000	143,500	398,500
2040	265,000	133,100	398,100
2041	280,000	122,200	402,200
2042	300,000	110,600	410,600
2043	315,000	98,300	413,300
2044	335,000	85,300	420,300
2045	350,000	71,600	421,600
2046	370,000	57,200	427,200
2047	390,000	42,000	432,000
2048	415,000	25,900	440,900
2049	440,000	8,800	448,800
2050			
	<u>\$ 6,000,000</u>	<u>\$ 3,557,063</u>	<u>\$ 9,557,063</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

SERIES - 2024 ROAD

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$ 110,000	\$ 213,200	\$ 323,200
2027	115,000	205,888	320,888
2028	125,000	198,088	323,088
2029	130,000	189,800	319,800
2030	135,000	181,188	316,188
2031	140,000	173,300	313,300
2032	150,000	166,800	316,800
2033	155,000	160,700	315,700
2034	165,000	154,300	319,300
2035	175,000	147,500	322,500
2036	185,000	140,300	325,300
2037	190,000	132,800	322,800
2038	200,000	125,000	325,000
2039	210,000	116,800	326,800
2040	225,000	108,100	333,100
2041	235,000	98,900	333,900
2042	245,000	89,300	334,300
2043	260,000	79,200	339,200
2044	270,000	68,600	338,600
2045	285,000	57,500	342,500
2046	300,000	45,800	345,800
2047	315,000	33,500	348,500
2048	330,000	20,600	350,600
2049	350,000	7,000	357,000
2050			
	<u>\$ 5,000,000</u>	<u>\$ 2,914,164</u>	<u>\$ 7,914,164</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 5

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$	\$ 216,543	\$ 216,543
2027	90,000	187,450	277,450
2028	95,000	180,975	275,975
2029	100,000	174,150	274,150
2030	100,000	167,150	267,150
2031	105,000	159,975	264,975
2032	110,000	153,000	263,000
2033	120,000	146,700	266,700
2034	125,000	140,575	265,575
2035	130,000	134,200	264,200
2036	135,000	127,913	262,913
2037	145,000	121,612	266,612
2038	150,000	114,975	264,975
2039	155,000	108,113	263,113
2040	165,000	100,912	265,912
2041	175,000	93,263	268,263
2042	180,000	85,275	265,275
2043	190,000	76,951	266,951
2044	200,000	68,175	268,175
2045	210,000	58,950	268,950
2046	220,000	49,275	269,275
2047	230,000	39,149	269,149
2048	240,000	28,574	268,574
2049	250,000	17,550	267,550
2050	265,000	5,963	270,963
	<u>\$ 3,885,000</u>	<u>\$ 2,757,368</u>	<u>\$ 6,642,368</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

S E R I E S - 2 0 2 5 R O A D

Due During Fiscal Years Ending November 30	Principal Due April 1	Interest Due April 1/ October 1	Total
2026	\$	\$ 151,536	\$ 151,536
2027	65,000	131,269	196,269
2028	65,000	127,044	192,044
2029	70,000	122,657	192,657
2030	75,000	117,944	192,944
2031	80,000	112,906	192,906
2032	80,000	108,706	188,706
2033	85,000	105,406	190,406
2034	90,000	101,906	191,906
2035	95,000	98,206	193,206
2036	100,000	94,306	194,306
2037	105,000	90,206	195,206
2038	110,000	85,769	195,769
2039	115,000	80,988	195,988
2040	120,000	75,918	195,918
2041	125,000	70,480	195,480
2042	130,000	64,744	194,744
2043	135,000	58,697	193,697
2044	145,000	52,132	197,132
2045	150,000	45,125	195,125
2046	160,000	37,762	197,762
2047	165,000	30,043	195,043
2048	175,000	21,969	196,969
2049	185,000	13,419	198,419
2050	190,000	4,513	194,513
	<u>\$ 2,815,000</u>	<u>\$ 2,003,651</u>	<u>\$ 4,818,651</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
LONG-TERM DEBT SERVICE REQUIREMENTS
NOVEMBER 30, 2025

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending November 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$ 2,300,000	\$ 3,198,706	\$ 5,498,706
2027	2,540,000	3,041,320	5,581,320
2028	2,655,000	2,924,309	5,579,309
2029	2,755,000	2,805,851	5,560,851
2030	2,870,000	2,686,362	5,556,362
2031	2,990,000	2,564,613	5,554,613
2032	3,100,000	2,448,546	5,548,546
2033	3,230,000	2,338,373	5,568,373
2034	3,360,000	2,225,819	5,585,819
2035	3,515,000	2,107,780	5,622,780
2036	3,660,000	1,982,351	5,642,351
2037	3,815,000	1,850,343	5,665,343
2038	3,970,000	1,711,690	5,681,690
2039	4,145,000	1,565,848	5,710,848
2040	4,320,000	1,411,684	5,731,684
2041	4,505,000	1,249,918	5,754,918
2042	4,695,000	1,080,998	5,775,998
2043	4,900,000	906,400	5,806,400
2044	5,110,000	728,395	5,838,395
2045	5,315,000	546,439	5,861,439
2046	3,875,000	378,392	4,253,392
2047	3,510,000	229,251	3,739,251
2048	1,940,000	114,265	2,054,265
2049	1,225,000	46,769	1,271,769
2050	455,000	10,476	465,476
	<u>\$ 84,755,000</u>	<u>\$ 40,154,898</u>	<u>\$ 124,909,898</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED NOVEMBER 30, 2025

Description	Original Bonds Issued	Bonds Outstanding December 1, 2024
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2017	\$ 4,775,000	\$ 3,865,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2018	5,085,000	4,405,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2019	5,525,000	4,810,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2019	3,870,000	3,365,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2020	6,670,000	6,020,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2020	2,000,000	1,825,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2021	7,570,000	7,080,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2021	2,615,000	2,465,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2022	8,795,000	8,575,000
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2022	7,400,000	7,235,000

See accompanying independent auditor's report.

Current Year Transactions				
Bonds Sold	Retirements		Bonds Outstanding November 30, 2025	Paying Agent
	Principal	Interest		
\$	\$ 150,000	\$ 139,881	\$ 3,715,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	155,000	159,900	4,250,000	ZB, National Association dba Amegy Bank Houston, TX
	165,000	125,144	4,645,000	ZB, National Association dba Amegy Bank Houston, TX
	115,000	89,427	3,250,000	ZB, National Association dba Amegy Bank Houston, TX
	170,000	150,169	5,850,000	ZB, National Association dba Amegy Bank Houston, TX
	40,000	45,856	1,785,000	ZB, National Association dba Amegy Bank Houston, TX
	260,000	153,925	6,820,000	ZB, National Association dba Amegy Bank Houston, TX
	85,000	54,275	2,380,000	ZB, National Association dba Amegy Bank Houston, TX
	230,000	346,375	8,345,000	ZB, National Association dba Amegy Bank Houston, TX
	175,000	296,356	7,060,000	ZB, National Association dba Amegy Bank Houston, TX

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED NOVEMBER 30, 2025

Description	Original Bonds Issued	Bonds Outstanding December 1, 2024	
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2023	7,500,000	7,500,000	
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2023A	3,670,000	3,670,000	
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2024	6,000,000	6,000,000	
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2024	5,000,000	5,000,000	
Montgomery County Municipal Utility District No. 139 Unlimited Tax Bonds - Series 2025	3,885,000		
Montgomery County Municipal Utility District No. 139 Unlimited Tax Road Bonds - Series 2025	2,815,000		
TOTAL	\$ 91,585,000	\$ 80,040,000	
	Utility Bonds	Recreational Facility Bonds	Road Bonds
Bond Authority:			
Amount Authorized by Voters	\$ 366,930,000	\$ 37,710,000	\$ 165,540,000
Amount Issued	51,030,000		40,555,000
Remaining to be Issued	\$ 315,900,000	\$ 37,710,000	\$ 124,985,000

See accompanying independent auditor's report.

<u>Current Year Transactions</u>				
<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding November 30, 2025</u>	<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>		
\$	\$ 195,000	\$ 379,666	\$ 8,030,000	ZB, National Association dba Amegy Bank Houston, TX
	165,000	338,038	7,335,000	ZB, National Association dba Amegy Bank Houston, TX
	80,000	175,369	3,590,000	ZB, National Association dba Amegy Bank Houston, TX
		293,983	6,000,000	ZB, National Association dba Amegy Bank Houston, TX
		244,474	5,000,000	ZB, National Association dba Amegy Bank Houston, TX
3,885,000			3,885,000	ZB, National Association dba Amegy Bank Houston, TX
<u>2,815,000</u>			<u>2,815,000</u>	ZB, National Association dba Amegy Bank Houston, TX
<u>\$ 6,700,000</u>	<u>\$ 1,985,000</u>	<u>\$ 2,992,838</u>	<u>\$ 84,755,000</u>	

Debt Service Fund cash and investments balances as of November 30, 2025: \$ 3,981,310

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 4,996,396

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

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 1,512,661	\$ 1,402,473	\$ 1,019,730
Water Service	673,961	672,283	768,706
Wastewater Service	1,019,299	1,024,988	965,062
Ground Water Reduction Plan Fees	690,848	714,914	850,575
Conservation District Fees	22,057	21,047	24,226
Penalty and Interest	61,233	74,560	75,299
Tap Connection and Inspection Fees		3,015	111,230
Investment Revenues	150,178	173,949	153,561
Miscellaneous Revenues	104,759	13,857	17,360
TOTAL REVENUES	\$ 4,234,996	\$ 4,101,086	\$ 3,985,749
EXPENDITURES			
Professional Fees	\$ 244,398	\$ 145,903	\$ 117,994
Contracted Services	780,289	703,733	637,078
Utilities	190,239	186,342	178,491
Ground Water Reduction Plan Assessment	649,105	609,893	831,654
Repairs and Maintenance	950,550	1,383,404	1,181,464
Other	351,087	316,117	352,435
Capital Outlay/Developer Reimbursement	1,378,811	1,240,318	88,654
Developer Interest			
Lease Principal and Interest	265,200	276,000	184,750
Bond Issuance Costs	2,798		
TOTAL EXPENDITURES	\$ 4,812,477	\$ 4,861,710	\$ 3,572,520
NET CHANGE IN FUND BALANCE	\$ (577,481)	\$ (760,624)	\$ 413,229
OTHER FINANCING SOURCES			
Transfers In (Out)	\$ 1,631,289	\$ - 0 -	\$ - 0 -
NET CHANGE IN FUND BALANCE	\$ 1,053,808	\$ (760,624)	\$ 413,229
BEGINNING FUND BALANCE	2,604,592	3,365,216	2,951,987
ENDING FUND BALANCE	\$ 3,658,400	\$ 2,604,592	\$ 3,365,216

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2022	2021	2025	2024	2023	2022	2021
\$ 798,731	\$ 890,752	35.8 %	34.3 %	25.6 %	22.6 %	33.2 %
679,924	469,158	15.9	16.4	19.3	19.3	17.5
833,751	561,532	24.1	25.0	24.2	23.6	20.9
739,694	419,961	16.3	17.4	21.3	21.0	15.6
21,861	13,049	0.5	0.5	0.6	0.6	0.5
74,076	34,607	1.4	1.8	1.9	2.1	1.3
329,905	276,394		0.1	2.8	9.3	10.3
31,610	1,625	3.5	4.2	3.9	0.9	0.1
20,233	16,412	2.5	0.3	0.4	0.6	0.6
<u>\$ 3,529,785</u>	<u>\$ 2,683,490</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 122,344	\$ 78,315	5.8 %	3.6 %	3.0 %	3.5 %	2.9 %
541,353	370,860	18.4	17.2	16.0	15.3	13.8
148,832	115,072	4.5	4.5	4.5	4.2	4.3
717,399	409,417	15.3	14.9	20.9	20.3	15.3
525,655	429,532	22.4	33.7	29.6	14.9	16.0
387,046	336,097	8.3	7.7	8.8	11.0	12.5
11,412	442,426	32.6	30.2	2.2	0.3	16.5
	49,931					1.9
363,379	215,662	6.3	6.7	4.6	10.3	8.1
		0.1				
<u>\$ 2,817,420</u>	<u>\$ 2,447,312</u>	<u>113.7 %</u>	<u>118.5 %</u>	<u>89.6 %</u>	<u>79.8 %</u>	<u>91.3 %</u>
<u>\$ 712,365</u>	<u>\$ 236,178</u>	<u>(13.7) %</u>	<u>(18.5) %</u>	<u>10.4 %</u>	<u>20.2 %</u>	<u>8.7 %</u>
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>					
\$ 712,365	\$ 236,178					
<u>2,239,622</u>	<u>2,003,444</u>					
<u>\$ 2,951,987</u>	<u>\$ 2,239,622</u>					

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 5,384,232	\$ 4,765,841	\$ 3,670,138
Penalty and Interest	64,371	47,203	19,086
Interest on Investments	214,418	227,504	179,229
Miscellaneous Revenues	<u>11,511</u>	<u>89,191</u>	<u>33,768</u>
TOTAL REVENUES	<u>\$ 5,674,532</u>	<u>\$ 5,129,739</u>	<u>\$ 3,902,221</u>
EXPENDITURES			
Tax Collection Expenditures	\$ 140,459	\$ 186,622	\$ 94,427
Debt Service Principal	1,985,000	1,670,000	1,065,000
Debt Service Interest and Fees	<u>2,999,963</u>	<u>2,601,665</u>	<u>2,061,586</u>
TOTAL EXPENDITURES	<u>\$ 5,125,422</u>	<u>\$ 4,458,287</u>	<u>\$ 3,221,013</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 549,110</u>	<u>\$ 671,452</u>	<u>\$ 681,208</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Sale of Bonds	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	\$ 549,110	\$ 671,452	\$ 681,208
BEGINNING FUND BALANCE	<u>3,238,930</u>	<u>2,567,478</u>	<u>1,886,270</u>
ENDING FUND BALANCE	<u>\$ 3,788,040</u>	<u>\$ 3,238,930</u>	<u>\$ 2,567,478</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>1,852</u>	<u>1,852</u>	<u>1,837</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>1,852</u>	<u>1,852</u>	<u>1,837</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
<u>2022</u>	<u>2021</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
\$ 2,635,581	\$ 1,601,144	94.9 %	93.0 %	94.0 %	96.0 %	98.2 %
67,476	17,308	1.1	0.9	0.5	2.5	1.1
28,024	1,047	3.8	4.4	4.6	1.0	0.1
<u>13,945</u>	<u>9,255</u>	<u>0.2</u>	<u>1.7</u>	<u>0.9</u>	<u>0.5</u>	<u>0.6</u>
\$ <u>2,745,026</u>	\$ <u>1,628,754</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 79,953	\$ 52,745	2.5 %	3.6 %	2.4 %	2.9 %	3.2 %
720,000	700,000	35.0	32.6	27.3	26.2	43.0
<u>1,031,261</u>	<u>823,812</u>	<u>52.9</u>	<u>50.7</u>	<u>52.8</u>	<u>37.6</u>	<u>50.6</u>
\$ <u>1,831,214</u>	\$ <u>1,576,557</u>	<u>90.4 %</u>	<u>86.9 %</u>	<u>82.5 %</u>	<u>66.7 %</u>	<u>96.8 %</u>
\$ <u>913,812</u>	\$ <u>52,197</u>	<u>9.6 %</u>	<u>13.1 %</u>	<u>17.5 %</u>	<u>33.3 %</u>	<u>3.2 %</u>
\$ <u>330,075</u>	\$ <u>178,238</u>					
\$ 1,243,887	\$ 230,435					
<u>642,383</u>	<u>411,948</u>					
\$ <u>1,886,270</u>	\$ <u>642,383</u>					
<u>1,583</u>	<u>1,354</u>					
<u>1,567</u>	<u>1,351</u>					

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
NOVEMBER 30, 2025

District Mailing Address - Montgomery County Municipal Utility District No. 139
c/o Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, TX 77046

District Telephone Number - (713) 653-7360

Board Members	Term of Office (Elected or <u>Appointed</u>)	Fees of Office for the year ended <u>November 30, 2025</u>	Expense reimbursements for the year ended <u>November 30, 2025</u>	<u>Title</u>
Stedman Grigsby	05/22- 05/26 (Elected)	\$ 1,989	\$ 50	President
Carrie Prati	05/22- 05/26 (Elected)	\$ 2,210	\$ 49	Vice President
Paige Buchheit	05/24- 05/28 (Elected)	\$ 1,989	\$ 88	Secretary
Dawn Rodgers	12/24- 05/28 (Appointed)	\$ 2,652	\$ 396	Assistant Secretary
Shawna Esquivel	05/22- 05/26 (Elected)	\$ 2,652	\$ 469	Assistant Secretary

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

The submission date of the most recent District Registration Form: December 5, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution (TWC Section 49.060) on July 18, 2014. Fees of office are the amounts actually paid to a Director during the District’s current fiscal year.

See accompanying independent auditor’s report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 139
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
NOVEMBER 30, 2025

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended November 30, 2025</u>	<u>Title</u>
Coats Rose, P.C.	07/18/14	\$ 44,314 \$ 156,349 \$ 28,549	Attorney/ Bond Counsel/ Delinquent Tax Attorney
McCall Gibson Swedlund Barfoot Ellis PLLC	12/07/16	\$ 19,500 \$ 25,500	Auditor/ Bond Related
Municipal Accounts & Consulting	07/18/14	\$ 83,101	Bookkeeper
Edminster, Hinshaw, Russ & Associates, Inc.	07/18/14	\$ 248,392	Engineer
Tierra Financial Advisors, LLC	04/09/20	\$ 74,294	Financial Advisor
Mark Burton	11/17/14	\$ -0-	Investment Officer
TNG Utility Corp.	01/07/15	\$ 1,714,989	Operator
Assessments of the Southwest, Inc.	11/17/14	\$ 23,879	Tax Assessor/ Collector

See accompanying independent auditor's report.

APPENDIX B
SPECIMEN MUNICIPAL BOND INSURANCE POLICY