OFFICIAL STATEMENT DATED OCTOBER 26, 2026

In the opinion of Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended, and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS" herein, including information regarding potential alternative minimum tax consequences for corporations.

*The Bonds have **not** been designated as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – NOT Qualified Tax-Exempt Obligations" herein.*

NEW ISSUE – Book Entry Only

S&P Global Ratings (BAM Insured)...."AA"
See "MUNICIPAL BOND INSURANCE"
and "MUNICIPAL BOND RATING" herein.

CITY OF KEMAH MUNICIPAL MANAGEMENT DISTRICT NO. 1

(A Political Subdivision of the State of Texas, located within Galveston County)

$8,625,000
Unlimited Tax Bonds
Series 2026

Dated: November 1, 2026
Interest Accrues From: Date of Delivery **Due: September 1, as shown on inside cover**

The $8,625,000 City of Kemah Municipal Management District No. 1 Unlimited Tax Bonds, Series 2026 (the "Bonds"), are obligations of City of Kemah Municipal Management District No. 1 (the "District") and are not obligations of the State of Texas; Galveston County, Texas; City of Kemah, Texas; Galveston County Water Control & Improvement District No. 12 ("WCID 12"); 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; Galveston County, Texas; City of Kemah, Texas; WCID 12; nor any entity other than the District is pledged to the payment of the principal of or the interest on the Bonds.

The Bonds are dated November 1, 2026, and mature on September 1 in each of the years and in the principal amounts shown on the inside cover. Interest on the Bonds accrues from the initial date of delivery (on or about November 19, 2026) (the "Date of Delivery"), with interest payable on March 1, 2027, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of stated maturity or prior redemption. Principal of the Bonds is payable to the registered owners of the Bonds (the "Registered Owners") at, initially, BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), upon surrender of the Bonds for payment at the stated maturity or upon prior redemption. Unless otherwise agreed between the Paying Agent/Registrar and a Registered Owner, interest on the Bonds is dated as of the Interest Payment Date and payable to each Registered Owner, as shown on the records of the Paying Agent/Registrar on the close of business on the 15th day of the calendar month next preceding each Interest Payment Date. The Bonds will be issued only in fully registered form in the denomination of $5,000 of principal amount, 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 will, in turn, 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 "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on inside cover page hereof.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM").**

The Bonds are the second series of bonds issued by the District out of an aggregate of $138,390,000 principal amount of unlimited tax bonds approved by the voters of the District for the purpose of acquiring or constructing water, wastewater and drainage facilities to serve the District (the "Utility System").The voters of the District have also authorized the issuance of an aggregate of $54,175,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities to serve the District (the "Road System"), an aggregate of $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System"), $138,390,000 principal amount of unlimited tax bonds for the purpose of refunding Utility System bonds, $54,175,000 principal amount of unlimited tax bonds for the purpose of refunding Road System bonds, and $32,155,000 principal amount of unlimited tax bonds for the purpose of refunding Park System bonds.

Following the issuance of the Bonds, $125,255,000 principal amount of unlimited tax bonds for the Utility System; $49,945,000 principal amount of unlimited tax bonds for the Road System; $32,155,000 principal amount of unlimited tax bonds for the Park System and all refunding authorizations will remain authorized and unissued. See "THE BONDS – Authority for Issuance."

The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. See "THE BONDS – Source of Payment." The Bonds are subject to special investment risks described herein. See "RISK FACTORS."

The Bonds are offered, when, as and if issued by the District and accepted by the Initial Purchaser (herein defined), subject to the approval of the Attorney General of Texas and of Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about November 19, 2026.

PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS

$8,625,000 Unlimited Tax Bonds, Series 2026

$5,800,000 Serial Bonds

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 48836A (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 48836A (b)
2027	$ 275,000	7.500%	3.600%	CC8	****	****	****	****	****
2028	190,000	7.500%	3.700%	CD6	2044 (c)	$ 445,000	5.000%	5.150%	CV6
2029	200,000	7.500%	3.800%	CE4	2045 (c)	470,000	5.000%	5.200%	CW4
2030	210,000	7.500%	3.900%	CF1	2046 (c)	495,000	5.125%	5.300%	CX2
2031	220,000	7.500%	4.000%	CG9	2047 (c)	525,000	5.125%	5.320%	CY0
2032 (c)	235,000	7.500%	4.100%	CH7	2048 (c)	550,000	5.125%	5.340%	CZ7
2033 (c)	250,000	7.500%	4.150%	CJ3	2049 (c)	585,000	5.250%	5.360%	DA1
2034 (c)	260,000	7.500%	4.200%	CK0	2050 (c)	615,000	5.250%	5.380%	DB9
2035 (c)	275,000	7.500%	4.250%	CL8					

$2,825,000 Term Bonds

$595,000 Term Bonds Due September 1, 2037 (c)(d), Interest Rate: 5.250% (Price: $102.971) (a), CUSIP No. 48836A CN4 (b)

$665,000 Term Bonds Due September 1, 2039 (c)(d), Interest Rate: 5.000% (Price: $101.478) (a), CUSIP No. 48836A CQ7 (b)

$740,000 Term Bonds Due September 1, 2041 (c)(d), Interest Rate: 5.000% (Price: $100.626) (a), CUSIP No. 48836A CS3 (b)

$825,000 Term Bonds Due September 1, 2043 (c)(d), Interest Rate: 5.000% (Price: $98.873) (a), CUSIP No. 48836A CU8 (b)

(a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser (herein defined). Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.

(b) CUSIP numbers 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) The Bonds maturing on and after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, or any date thereafter. See "THE BONDS – Redemption of the Bonds – *Optional Redemption*."

(d) Subject to mandatory sinking fund redemption by lot or other customary method of random selection on September 1 in the years and in the amounts set forth herein under "THE BONDS – Redemption of the Bonds – *Mandatory Redemption*."

USE OF INFORMATION IN OFFICIAL STATEMENT

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

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are available from Bond Counsel, for further information.

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

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

Build America Mutual Assurance Company ("BAM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under "MUNICIPAL BOND INSURANCE" and "APPENDIX B – Specimen Municipal Bond Insurance Policy."

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

[*Remainder of page intentionally left blank.*]

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APPENDIX B – Specimen Municipal Bond Insurance Policy

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 effective interest rate to the District, which was tendered by RBC Capital Markets, LLC (the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" at a price of 97.000000% of the par value thereof, which resulted in a net effective interest rate of 5.512124%, as calculated pursuant to Chapter 1204 of the Texas Government Code.

The Initial Purchaser and its respective affiliates are full-service financial institutions engaged in various activities that may include securities trading, commercial and investment banking, municipal advisory, brokerage, and asset management. In the ordinary course of business, the Initial Purchaser and its respective affiliates may actively trade debt and, if applicable, equity securities (or related derivative securities) and provide financial instruments (which may include bank loans, credit support or interest rate swaps). The Initial Purchaser and its respective affiliates may engage in transactions for their own accounts involving the securities and instruments made the subject of this securities offering or other offering of the Issuer. The Initial Purchaser and its respective affiliates may make a market in credit default swaps with respect to municipal securities in the future. The Initial Purchaser and its respective affiliates may also communicate independent investment recommendations, market color or trading ideas and publish independent research views in respect of this securities offering or other offerings of the Issuer.

The Initial Purchaser has entered into a distribution arrangement with its affiliate RBC Securities, Inc. (RBC Securities) (formerly known as City National Securities, Inc). As part of this arrangement, the Initial Purchaser may distribute municipal securities to investors through the financial advisor network of RBC Securities. As part of this arrangement, the Initial Purchaser may compensate RBC Securities for its selling efforts with respect to the Bonds.

Prices and Marketability

Other than described in the Official Notice of Sale, 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.

Subject to certain restrictions described in the Official Notice of Sale, the prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THIS OFFERING, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT 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 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 acts 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.

MUNICIPAL BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company ("BAM") will issue its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

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

Build America Mutual Assurance Company

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products to issuers in the U.S. public finance markets. BAM will only insure municipal bonds, as defined in Section 6901 of the New York

Insurance Law, which are most often issued by states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 28 Liberty Street, 59th Floor, New York, New York 10005, its telephone number is: 212-235-2500, and its website is located at: www.bambonds.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM's financial strength is rated "AA/Stable" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of the rating and current reports may be obtained from S&P at https://www.spglobal.com/en/. The rating of BAM should be evaluated independently. The rating reflects S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of June 30, 2026 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were $505.6 million, $295.6 million and $210.0 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.bambonds.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "MUNICIPAL BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos: For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at https://bambonds.com/insights/#video. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles: Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at https://bambonds.com/credit-profiles. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers: The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

MUNICIPAL BOND RATING

The Bonds are expected to receive an insured rating of "AA" from S&P solely in reliance upon the issuance of the Policy for the Bonds by BAM at the time of delivery of the Bonds. An explanation of the ratings of S&P may only be obtained from S&P. S&P is located at 55 Water Street, New York, New York 10041, telephone number (212) 208-8000 and has engaged in providing ratings for corporate bonds since 1923 and municipal bonds since 1940. Long-term debt ratings assigned by S&P reflect its analysis of the overall level of credit risk involved in financings. At present, S&P assigns long-term debt ratings with symbols "AAA" (the highest rating) through "D" (the lowest rating). The ratings express only the view of S&P at the time the ratings are given. 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, if in its judgment, circumstances so warrant.

The District is not aware of any rating assigned to the Bonds other than the rating of S&P.

[*Remainder of page intentionally left blank.*]

OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The District	City of Kemah Municipal Management District No. 1 (the "District"), is a political subdivision of the State of Texas, located in Galveston County, Texas, created by House Bill 4637 of the 86th Texas Legislature, Regular Session, effective September 1, 2019, as amended, now codified as Chapter 3976, Texas Special District Local Laws Code ("Chapter 3976"), and operates pursuant to Chapter 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT."
The Bonds	The District's $8,625,000 Unlimited Tax Bonds, Series 2026 (the "Bonds"), are dated November 1, 2026, and mature on September 1 in each of the years and in the principal amounts as shown on the inside cover page hereof. Interest on the Bonds accrues from the initial date of delivery (on or about November 19, 2026) (the "Date of Delivery"), with interest payable on March 1, 2027, and each September 1 and March 1 thereafter until the earlier of stated maturity or prior redemption. See "THE BONDS."
Redemption of the Bonds	*Optional Redemption*: The Bonds that mature on and after September 1, 2032, are subject to redemption, at the option of the District, in whole or from time to time in part, on September 1, 2031, or on any date thereafter. See "THE BONDS – Redemption of the Bonds – *Optional Redemption*." *Mandatory Redemption*: The Bonds maturing on September 1 in each of the years 2037, 2039, 2041 and 2043, are term bonds (the "Term Bonds"). The Term Bonds are subject to certain mandatory sinking fund redemption provisions as set forth herein under "THE BONDS – Redemption of the Bonds – *Mandatory Redemption*."
Book-Entry-Only System	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of $5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (herein defined) thereof. Principal of and interest on the Bonds will be payable by BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS – Book-Entry-Only System."
Authority for Issuance	The Bonds are the second series of bonds issued by the District out of an aggregate of $138,390,000 principal amount of unlimited tax bonds approved by the voters of the District for the purpose of acquiring or constructing water, wastewater and drainage facilities to serve the District (the "Utility System").The voters of the District have also authorized the issuance of an aggregate of $54,175,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities to serve the District (the "Road System"), an aggregate of $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System"), $138,390,000 principal amount of unlimited tax bonds for the purpose of refunding Utility System bonds, $54,175,000 principal amount of unlimited tax bonds for the purpose of refunding Road System bonds, and $32,155,000 principal amount of unlimited tax bonds for the purpose of refunding Park System bonds.

	The Bonds are issued pursuant to: an order of the Texas Commission on Environmental Quality (the "TCEQ"); Article XVI, Section 59 of the Texas Constitution; Chapter 3976; the general laws of the State of Texas, including Chapters 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended; a resolution authorizing the issuance of the Bonds adopted by the Board of Directors of the District (the "Board") on the date of the sale of the Bonds (the "Bond Resolution"); and an election held within the boundaries of the District on May 6, 2023.
Source of Payment	The Bonds are payable from a continuing direct annual ad valorem tax, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Galveston County, Texas; the City of Kemah, Texas; Galveston County Water Control & Improvement District No. 12 ("WCID 12"); or any entity other than the District. See "THE BONDS – Source of Payment." The District is authorized to levy separate taxes to pay debt service on bonds issued for the Utility System and the Park System and to pay debt service on bonds issued for the Road System; both such taxes are unlimited as to rate or amount.
Outstanding Bonds	The District has previously issued $4,510,000 Unlimited Tax Bonds, Series 2025 and $4,230,000 Unlimited Tax Road Bonds, Series 2025, $8,610,000 of which remains outstanding (the "Outstanding Bonds"). See "THE BONDS – Outstanding Bonds."
Payment Record	The Bonds are the third issuance of bonded indebtedness by the District.
Use of Proceeds of the Bonds	A portion of the proceeds from the sale of the Bonds will be used to pay certain costs related to the construction of the Utility System as shown herein under "THE BONDS – Use and Distribution of Proceeds of the Bonds." Additionally, proceeds of the Bonds will be used to pay for water, sewer drainage facilities to serve Kemah Crossing, engineering costs related to the financed facilities, developer interest, $452,813 of capitalized interest on the Bonds, and other costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Proceeds of the Bonds."
NOT Qualified Tax-Exempt Obligations	The Bonds have not been designated as "qualified tax-exempt obligations" for financial institutions.
Municipal Bond Insurance	Build America Mutual Assurance Company ("BAM"). See "MUNICIPAL BOND INSURANCE."
Municipal Bond Rating	S&P Global Ratings (BAM Insured): "AA." See "MUNICIPAL BOND RATING."
Bond Counsel	Allen Boone Humphries Robinson LLP, Houston, Texas.
Disclosure Counsel	McCall, Parkhurst & Horton L.L.P., Houston, Texas.
Financial Advisor	Cedar Creek Municipal Advisors, LLC, Houston, Texas.

THE DISTRICT

Description	The District is located in Galveston County, Texas, approximately 30 miles southeast of the City of Houston, Texas (the "City"). The District encompasses approximately 88.811 acres and is located entirely within the corporate limits of the City of Kemah, Texas. The District is located north of League City Parkway and to the west of SH 146. The District was created pursuant to Chapter 3976, and operates under Chapter 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT."
The Developer	Meritage Homes of Texas, LLC, an Arizona limited liability company ("Meritage" and the "Developer") is currently the sole developer in the District. Meritage owns approximately 42.111 acres of land located within the District.

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

Development within the District..... Out of the approximate 88.811 acres within the District, Meritage has developed approximately 43.57 acres (410 lots) within the District into the single-family subdivision of Kemah Crossing Sections 1 - 4. Additionally, Kemah Crossing Sections 5 and 6 (105 lots on approximately 10.752 acres) are currently under design. As of September 1, 2026, Kemah Crossing was comprised of 341 completed homes (300 occupied and 41 unoccupied), 25 homes under construction, and approximately 44 vacant developed lots. Allen Harrison Company, a Houston-based privately held real estate investment services firm and principal landowner in the District, built an apartment complex with 360 units in the District, called The Kippford at Kemah Crossing. The apartment complex has been constructed on approximately 14.354 acres within the District. Additionally, Creekstone Kemah, LLC has developed a commercial pad site including a Lupe Tortilla restaurant on approximately 3.436 acres within the District. See "THE DEVELOPER," "DEVELOPMENT OF THE DISTRICT," and "THE DISTRICT."

Homebuilder Within the District..... Meritage is the sole and only active homebuilder in the District. Prices of new homes being constructed in the District range from approximately $286,000 to approximately $340,000 with home square footage ranging from approximately 1,605 square feet to approximately 2,203 square feet. See "DEVELOPMENT OF THE DISTRICT – Homebuilder within the District."

RISK FACTORS

THE DISTRICT'S TAX IS LEVIED ONLY ON THE PROPERTY LOCATED WITHIN THE DISTRICT. THEREFORE, THE INVESTMENT SECURITY AND QUALITY OF THE BONDS ARE DEPENDENT UPON THE SUCCESSFUL DEVELOPMENT OF PROPERTY LOCATED WITHIN THE DISTRICT AND THE PAYMENT AND COLLECTION OF TAXES LEVIED THEREON.

THE BONDS ARE SUBJECT TO CERTAIN RISK FACTORS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT, PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED "RISK FACTORS," BEFORE MAKING AN INVESTMENT DECISION.

SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2026 Taxable Assessed Valuation	$	145,411,085	(a)
Estimated Taxable Valuation as of September 1, 2026	$	161,402,389	(b)
Direct Debt:			
The Outstanding Bonds (as of Date of Delivery)	$	8,610,000	
The Bonds		8,625,000	
Total	$	17,235,000	
Estimated Overlapping Debt	$	7,414,663	(c)
Total Direct and Estimated Overlapping Debt	$	24,649,663	(c)
Direct Debt Ratios:			
As a percentage of 2026 Taxable Assessed Valuation		11.85 %	
As a percentage of Estimated Taxable Valuation as of September 1, 2026		10.68 %	
Direct and Estimated Overlapping Debt Ratios:			
As a percentage of 2026 Taxable Assessed Valuation		16.95 %	
As a percentage of Estimated Taxable Valuation as of September 1, 2026		15.27 %	
Utility Debt Service Fund (as of September 28, 2026)	$	235,005	(d)
Road Debt Service Fund (as of September 28, 2026)	$	159,616	(e)
Operating Fund Balance (as of September 28, 2026)	$	1,027,151	
Road Capital Projects Fund (as of September 28, 2026)	$	234,792	
2026 Tax Rate:			
Utility Debt Service	$	0.635	
Road Debt Service		0.205	
Maintenance and Operations		0.160	
Total	$	1.000	
Average Annual Debt Service Requirement (2027-2050)	$	1,239,820	(f)
Maximum Annual Debt Service Requirement (2050)	$	1,275,000	(f)
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay Average Annual Debt Service Requirement (2027-2050) at 95% Tax Collections:			
Based on the 2026 Taxable Assessed Valuation	$	0.90	
Based on the Estimated Taxable Valuation as of September 1, 2026	$	0.81	
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement (2050) at 95% Tax Collections:			
Based on the 2026 Taxable Assessed Valuation	$	0.93	
Based on the Estimated Taxable Valuation as of September 1, 2026	$	0.84	
Single-Family Homes (including 25 under construction) as of September 1, 2026		366	(g)

(a) Represents the taxable amount of taxable property in the District as of January 1, 2026, as provided by the Galveston Central Appraisal District (the "Appraisal District"). Which includes $130,608,283 of certified value and 90% ($14,802,802) of the uncertified value of $16,447,558. See "TAX DATA" and "TAXING PROCEDURES."

(b) Provided by the Appraisal District for information purposes only. Includes new construction within the District, from January 1, 2026, to September 1, 2026. This estimate is based upon the same unit value used in the assessed value. No taxes will be levied on this estimate. See "TAXING PROCEDURES."

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

(d) Upon closing and delivery of the Bonds, $452,813 of capitalized interest will be deposited into the Utility Debt Service Fund (herein defined) such amount is not included in the balance shown above. Neither Texas law nor the Bond Resolution (herein defined) require that the District maintain any particular sum in the Utility Debt Service Fund. Monies in the Utility Debt Service Fund cannot be used to pay debt service on any bonds issued by the District for the Road System (herein defined).

(e) Neither Texas Law nor the Bond Resolution require that the District maintain any particular sum in the Road Debt Service Fund. Monies in the Road Debt Service Fund cannot be used to pay debt service on any bonds issued by the District for the Utility System or the Park System (herein defined) including the Bonds.

(f) Requirement of debt service on the Bonds and the Outstanding Bonds. See "DISTRICT DEBT – Debt Service Requirement Schedule."

(g) Of the 341 homes were occupied as of September 1, 2026, approximately 300 homes were occupied.

CITY OF KEMAH MUNICIPAL MANAGEMENT DISTRICT NO. 1

(A Political Subdivision of the State of Texas, located within Galveston County, Texas)

$8,625,000
Unlimited Tax Bonds
Series 2026

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by City of Kemah Municipal Management District No. 1 (the "District") of its $8,625,000 Unlimited Tax Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to: an order of the Texas Commission on Environmental Quality (the "TCEQ"); Article XVI, Section 59 of the Texas Constitution; Chapter 3976 of the Texas Special District Local Laws Code ("Chapter 3976"); the general laws of the State of Texas, including Chapter 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended; a resolution authorizing the issuance of the Bonds adopted by the Board of Directors of the District (the "Board") on the date of the sale of the Bonds (the "Bond Resolution"); and an election held within the boundaries of the District on May 6, 2023. See "THE BONDS – Authority for Issuance" and "THE DISTRICT."

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

There follow in this Official Statement descriptions of the Bonds, the Bond Resolution, the Developer (defined herein) and certain information about the District and its development and finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of the costs of duplication therefor.

RISK FACTORS

General

The Bonds, which are obligations of the District and not of the State of Texas (the "State"); Galveston County, Texas (the "County"); the City of Kemah, Texas (the "City"); Galveston County Water Control & Improvement District No. 12 ("WCID 12"); 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 Payments

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

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

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. As illustrated in this Official Statement under the caption "TAX DATA – Principal Taxpayers," the District's principal taxpayers in 2026 owned property located within the District the aggregate assessed valuation of which

comprised approximately 41.56% of the District's certified portion ($130,608,283) of the 2026 Taxable Assessed Valuation. In the event that the principal taxpayers, or any combination of taxpayers, should default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Resolution to maintain any specified amount of surplus in its interest and sinking fund. See "TAX DATA – Principal Taxpayers" and "TAXING PROCEDURES – Levy and Collection of Taxes."

Maximum Impact on District Tax Rates: Assuming no further development or construction of taxable improvements, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners within the District to pay their taxes. The taxable assessed valuation as of January 1, 2026, of all taxable property located within the District is $145,411,085, and the estimate of value as of September 1, 2026, is $161,402,389. See "TAX DATA." After issuance of the Bonds, the maximum annual debt service requirement on the Outstanding Bonds and the Bonds (2050) is $1,275,000 and the average annual debt service requirement on the Outstanding Bonds and the Bonds (2027-2050) is $1,239,820. Assuming no decrease to the District's taxable assessed valuation as of January 1, 2026, debt service tax rates of $0.93 and $0.90 per $100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively. Assuming no decrease from the estimate of value as of September 1, 2026, debt service tax rates of $0.84 and $0.81 per $100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively. See "DISTRICT DEBT – Debt Service Requirement Schedule" and "TAX DATA – Tax Rate Calculations."

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 2026, the District levied a total tax rate of $1.00 per $100 taxable assessed valuation composed of $0.635 per $100 of assessed valuation for utility debt service, $0.205 per $100 of assessed valuation for road debt service and $0.16 per $100 of assessed valuation for maintenance and operations.

Vacant Developed Lots

As of September 1, 2026, approximately 44 developed lots within the District remained available for construction. Failure of the Developer and/or builders to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by builders. The District makes no representation that the lot sales and building program will be successful.

Increase in Costs of Building Materials

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

Potential Impact of Natural Disaster

The District could be impacted by a natural disaster such as wide-spread fires, earthquakes, or weather events such as hurricanes, 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. See "TAXING PROCEDURES – Valuation of Property for Taxation."

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

Special 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.

National Weather Service Atlas Rainfall Study

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

Potential Effects of Oil Price Volatility on the Houston Area

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

Competitive Nature of Residential Housing Market

The housing industry in the Houston area is very competitive, and the District can give no assurance that the building programs which are planned by the Developer will be continued or completed. The respective competitive position of the Developer and the homebuilder 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 Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on 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 for residential and agricultural use property and six months for commercial and all other property after the purchaser's deed issued at the foreclosure sale is filed in the county records. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid.

Registered Owners' Remedies and Bankruptcy Limitations

The enforceability of the rights and remedies of the Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901–946, if the District: (1) is generally authorized to file for federal bankruptcy protection by State law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debt; 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, a municipal management district such as the District must obtain approval of the Texas Commission on Environmental Quality (the "TCEQ") prior to filing for bankruptcy. The TCEQ must investigate the financial condition of the District and will authorize the District to proceed only if the TCEQ determines that 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.

If the District decides in the future to proceed voluntarily under the Federal Bankruptcy Code, the District would develop and file a plan for the adjustment of its debts, and the Bankruptcy Court would confirm the District's plan if: (1) the plan complies with the applicable provisions of the Federal Bankruptcy Code; (2) all payments to be made in connection with the plan are fully disclosed and reasonable; (3) the District is not prohibited by law from taking any action necessary to carry out the plan; (4) administrative expenses are paid in full ; and (5) the plan is in the best interests of creditors and is feasible. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a Registered Owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Registered Owner's claim against the District.

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages. In the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Marketability

The District has no understanding (other than the initial reoffering yields) with any purchaser of the Bonds regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the bid and asked spread of other bonds generally bought, sold, or traded in the secondary market. See "SALE AND DISTRIBUTION OF THE BONDS."

Future Debt

At an election held within the District on May 6, 2023, voters of the District authorized the District's issuance of a total of $138,390,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, wastewater and drainage facilities to serve the District (the "Utility System").The voters of the District have also authorized the issuance of an aggregate of $54,175,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities to serve the District (the "Road System"), an aggregate of $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District (the "Park System"), $138,390,000 principal amount of unlimited tax bonds for the purpose of refunding Utility System bonds, $54,175,000 principal amount of unlimited tax bonds for the purpose of refunding Road System bonds, and $32,155,000 principal amount of unlimited tax bonds for the purpose of refunding Park System bonds.

The Bonds are the second series of bonds issued by the District out of an aggregate of $138,390,000 principal amount of unlimited tax bonds approved by the voters of the District for the purpose of acquiring or constructing water, wastewater and drainage facilities to serve the District. Following the issuance of the Bonds, $125,255,000 principal amount of the unlimited tax bonds for the Utility System; $49,945,000 principal amount of unlimited tax bonds for the Road System; $32,155,000 principal amount of unlimited tax bonds for the Park System and all refunding authorizations will remain authorized and unissued. The principal amount of park bonds sold by the District is limited to one percent (1%) of the District's certified taxable assessed valuation, unless 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 one percent (1%) but not more than three percent (3%) of the value of the taxable property in the District at the time of issuance.

The District also has the right to issue certain other additional bonds and other obligations, as described in the Bond Resolution. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

After the reimbursement to the Developer from the proceeds of the Bonds, the District will owe the Developer approximately $15,000,000 for expenditures to construct the Utility System, the Road System and the Park System. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. See "THE BONDS – Issuance of Additional Debt."

Continuing Compliance with Certain Covenants

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

Environmental Regulations

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

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

Sanctions against a municipal management 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 management 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 management 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 management district's provision of water for human consumption is subject to extensive regulation as a public water system. Municipal management 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 Polyflouroalkyl 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 management district must comply may have an impact on the municipal management 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 management districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the "waters of the United States." The District must obtain a permit from the United States Army Corps of Engineers ("USACE") if operations of the District require that wetlands be filled, dredged, or otherwise altered.

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

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

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.

Changes in Tax Legislation

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

Cybersecurity

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

The 90th Texas Legislature

The regular session of the 90th Texas Legislature (the "Legislature") is scheduled to commence on January 12, 2027. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, 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. Texas Governor Greg Abbott has identified on his agenda property tax relief as a legislative priority. The District cannot predict the likelihood of legislative property tax reform at the legislative level or the impacts therefrom, if implemented.

Bond Insurance Risk Factors

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

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution. A copy of the Bond Resolution may be obtained from the District upon written request made to the District's Bond Counsel, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

The Bonds are dated November 1, 2026, and accrue interest from the date of initial delivery (on or about November 19, 2026) (the "Date of Delivery") with interest payable March 1, 2027, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully-registered bonds maturing on September 1 of the years shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the inside cover page of this Official Statement. The Bonds will be issued in fully registered form only, without coupons, in principal denominations of $5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., nominee for The Depository Trust Company, New York, New York ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. Principal of the Bonds will be payable to the registered owners (the "Registered Owners") at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the "Record Date") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

Book-Entry-Only System

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York ("DTC"), while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District 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 certificate will be issued for each maturity of the Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC.

DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such

as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual 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 Securities, 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 the 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 the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

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

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

The information in the section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

Redemption of the Bonds

Optional Redemption: The Bonds maturing on September 1, 2032, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at the par value thereof. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of $5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called

for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Mandatory Redemption: The Bonds maturing on September 1 in each of the years 2037, 2039, 2041 and 2043 are term bonds (the "Term Bonds"), and shall be redeemed by lot or other customary method of random selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form) prior to maturity, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption ("Mandatory Redemption Date"), and in the principal amount set forth in the following schedule:

$595,000 Term Bonds Maturing on September 1, 2037

Mandatory Redemption Date	Principal Amount
September 1, 2036	$ 290,000
September 1, 2037 (Maturity)	$ 305,000

$665,000 Term Bonds Maturing on September 1, 2039

Mandatory Redemption Date	Principal Amount
September 1, 2038	$ 325,000
September 1, 2039 (Maturity)	$ 340,000

$740,000 Term Bonds Maturing on September 1, 2041

Mandatory Redemption Date	Principal Amount
September 1, 2040	$ 360,000
September 1, 2041 (Maturity)	$ 380,000

$825,000 Term Bonds Maturing on September 1, 2043

Mandatory Redemption Date	Principal Amount
September 1, 2042	$ 400,000
September 1, 2043 (Maturity)	$ 425,000

On or before thirty (30) days prior to each Mandatory Redemption Date set forth above, the Paying Agent/Registrar shall (i) determine the principal amount of such Term Bonds that must be mandatorily redeemed on such Mandatory Redemption Date, after taking into account deliveries for cancellation and optional redemptions as more fully provided for below, (ii) select, by lot or other customary random method, the Term Bonds or portions of the Term Bonds of such maturity to be mandatorily redeemed on such Mandatory Redemption Date, and (iii) give notice of such redemption as provided in the Bond Resolution. The principal amount of the Term Bonds to be mandatorily redeemed on such Mandatory Redemption Date shall be reduced by the principal amount of such Term Bond which, by the 45th day prior to such Mandatory Redemption Date, either has been purchased in the open market and delivered or tendered for cancellation by or on behalf of the District to the Paying Agent/Registrar or optionally redeemed and which, in either case, has not previously been made the basis for a reduction under this sentence.

Successor Paying Agent/Registrar

Provision is made in the Bond Resolution 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 should be discontinued, the Bonds may be transferred and exchanged on the registration books of the Paying Agent/Registrar only upon presentation and surrender thereof to the Paying Agent/Registrar or its corporate trust office and such transfer or exchange shall be without expenses or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such registration, exchange and transfer. 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. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bonds being transferred or exchanged, at the principal payment office of the Paying Agent/Registrar, or sent by the United States mail, first class, postage prepaid, to the new registered owner or his designee. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to

the registered owner or assignee of the registered owner in not more than three business days after the receipt of the Bonds to be cancelled, and the written instrument of transfer or request for exchange duly executed by the registered owner or his duly authorized agent, in form satisfactory to the Paying Agent/Registrar. New Bonds registered and delivered in an exchange or transfer shall be in any integral multiple of $5,000 for any one maturity and for a like aggregate principal amount as the Bond or Bonds surrendered for exchange or transfer. See "– Book-Entry-Only System" herein for a description of the system to be utilized initially in regard to ownership and transferability of the Bonds.

Mutilated, Lost, Stolen or Destroyed Bonds

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

Authority for Issuance

At an election held within the District on May 6, 2023, voters of the District authorized the District's issuance of a total of $138,390,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System.The voters of the District have also authorized the issuance of an aggregate of $54,175,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities to serve the Road System, an aggregate of $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the Park System, $138,390,000 principal amount of unlimited tax bonds for the purpose of refunding Utility System bonds, $54,175,000 principal amount of unlimited tax bonds for the purpose of refunding Road System bonds, and $32,155,000 principal amount of unlimited tax bonds for the purpose of refunding Park System bonds.

The Bonds are issued pursuant to: (i) an order of the TCEQ; (ii) Article XVI, Section 59 of the Texas Constitution, Chapter 3976, and the general laws of the State of Texas, including Chapter 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended; (iii) the Bond Resolution; (iv) an approving order of the TCEQ; and (v) an election held within the District on May 6, 2023.

Issuance of Additional Debt

The District may issue additional bonds necessary to provide improvements and facilities consistent with the purposes for which the District was created. The Bonds constitute the second series of unlimited tax bonds issued by the District for the Utility System. Voters in the District have authorized a total of $138,390,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System. Additionally, voters in the District have authorized a total of $54,175,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System. Additionally, voters in the District have authorized a total of $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System. Following the issuance of the Bonds, $125,255,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System; $49,945,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System; $32,155,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Park System and all refunding authorizations will remain authorized and unissued. The District's issuance of bonds for the purpose of acquiring or constructing the Utility System is subject to approval by the TCEQ.

Following reimbursement to the Developer with the proceeds of the Bonds, the District will owe the Developer approximately $15,000,000 for the expenditures to develop the District.

The District is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. The principal amount of park bonds sold by the District is limited to 1% of the District's taxable assessed valuation, however, if the District meets certain financial feasibility requirements under TCEQ rules, the outstanding principal amount of such bonds issued by the District may exceed an amount equal to 1% but not more than 3% of the value of the taxable property in the District at the time of issuance. Before the District could issue park bonds payable from taxes, the District would be required to obtain approval of the bonds by the Attorney General of Texas.

Based on present engineering cost estimates and on development plans supplied by the Developer, in the opinion of the Engineer (herein defined), following the issuance of the Bonds, the District will have adequate authorized but unissued bonds to repay the Developer the remaining amounts owed for the existing utility facilities, and road improvements and to finance the extension of water, wastewater, and storm drainage facilities and services and road improvements to serve the remaining undeveloped land within the District. See "DEVELOPMENT OF THE DISTRICT," "THE SYSTEM," and "RISK FACTORS – Future Debt."

Source of Payment

The Bonds are payable from a continuing direct annual ad valorem tax, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; Galveston County, Texas; the City of Kemah, Texas; WCID 12; or any entity other than the District. See "THE BONDS – Source of Payment." The District is authorized to levy separate taxes to pay debt service on bonds issued for the Utility System and the Park System and to pay debt service on bonds issued for the Road System; both such taxes are unlimited as to rate or amount.

Outstanding Bonds

The District has previously issued $4,510,000 Unlimited Tax Bonds, Series 2025 and $4,230,000 Unlimited Tax Road Bonds, Series 2025, $8,610,000 of which remains outstanding (the "Outstanding Bonds").

Funds

The Bond Resolution confirms the District's fund for debt service on the Bonds and the Outstanding Bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System (the "Utility Debt Service Fund"). $452,813 of capitalized interest on the Bonds will be deposited from the proceeds from the sale of the Bonds into the Utility Debt Service Fund upon closing of the Bonds. The Utility Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds and the Outstanding Bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds, and any of the District's other duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts of deposit in the Utility Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds, and any additional bonds issued for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility Debt Service Fund may not be used to pay debt service on any bonds issued for the Road System.

The District has created a separate fund for debt service on the bonds issued for the Road System, and any additional unlimited tax bonds issued by the District for the Road System (the "Road System Debt Service Fund). The Road System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of unlimited tax bonds issued for the Road System, is to be kept separate from all other funds of the District, and is not to be used for payment of debt service on any of the District's duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of bonds issued for the Road System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System, including the Bonds.

Consolidation and Dissolution

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

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

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 Resolution provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and which mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

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

There is no assurance that the current law will not be changed in the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

Legal Investment and Eligibility to Secure Public Funds in Texas

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

> "(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic.
>
> (b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

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

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

Registered Owners' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners (hereinafter defined) have a right to seek a writ of mandamus requiring the District to levy sufficient taxes each year to make such payments. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners 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 Registered Owners 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. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies. The enforceability of the rights and remedies of the Registered Owners may be limited further by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the District to seek judicial foreclosure of its tax lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge.

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Use and Distribution of Proceeds of the Bonds

Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and the Financial Advisor. A portion of the proceeds from the sale of the Bonds will be used to pay certain costs related to the construction of the Utility System as shown below. Additionally, proceeds of the Bonds will be used to pay for water, sewer drainage facilities to serve Kemah Crossing, engineering costs related to the financed facilities, developer interest, $452,813 of capitalized interest on the Bonds, and other costs associated with the issuance of the Bonds. The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor. Any surplus funds may be expended for any lawful purpose for which surplus construction funds may be used.

CONSTRUCTION COSTS	District's Share
A. Developer Contribution Items	
1. Mass Grading and Detention Pond for Kemah Crossing	$ 1,820,468
2. Kemah Crossing Public Infrastructure Section 1	2,078,271
3. Kemah Crossing Section 1On-Site for Kemah Crossing	1,447,240
4. Kemah Crossing Section 3 Infrastructure	64,208
5. Section 2 Public Infrastructure for Kemah Crossing	14,125
6. Kemah Crossing Residential Section 2 &4 Water Sewer & Drainage	123,715
7. Engineering Costs	251,820
8. Construction Material Testing	40,105
9. Storm Water Pollution Prevention	42,682
10. Inspection and Permitting Fees	53,123
TOTAL DEVELOPER COSTS	$ 5,935,757
TOTAL CONSTRUCTION COSTS	$ 5,935,757
NON-CONSTRUCTION COSTS	
A. Legal Fees	$ 212,500
B. Fiscal Agent Fees	169,688
C. Interest	
1. Developer Interest	1,287,427
2. Capitalized Interest	452,813
D. Bond Discount	258,750
E. Operating Advance Expenses	175,000
F. Bond Issuance Expenses	40,189
G. Bond Application Report Costs	62,688
H. Attorney General Fee (0.10% or $9,500 max.)	8,625
I. TCEQ Bond Issuance Fee (0.25%)	21,563
TOTAL NON-CONSTRUCTION COSTS	$ 2,689,243
TOTAL BOND ISSUE REQUIREMENT	**$ 8,625,000**

The construction costs described above were compiled by the Engineer based, in some cases, on the estimated costs of facilities. Non-construction costs are based upon either contract amounts or estimates. In the instance that TCEQ-approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for uses approved under the rules of the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required.

THE DISTRICT

Authority

The District was created pursuant to House Bill 4637, of the 86th Texas Legislature, Regular Session, effective September 1, 2019, as amended, now codified as Chapter 3976, Texas Special District Local Laws Code ("Chapter 3976") and operates under Chapter 375 of the Texas Local Government Code, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District also is authorized to construct, develop and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes, and to construct roads. In addition, the District is authorized, upon TCEQ and voter approval, to establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District.

The TCEQ exercises continuing supervisory jurisdiction over the District. Construction and operation of the District's Utility System also is subject to the regulatory jurisdiction of additional governmental agencies.

Description

The District is located in Galveston County, Texas, approximately 30 miles southeast of the City of Houston, Texas. The District encompasses approximately 88.811 acres and is located entirely within the corporate limits of the City of Kemah, Texas. The District is located north of League City Parkway and to the west of SH 146.

Management of the District

The District is governed by its Board of Directors (the "Board") consisting of five directors, who have control over and management supervision of all affairs of the District. All of the directors own taxable property in the District. The directors serve staggered, four-year terms. Pursuant to Chapter 3976, the City of Kemah is required to appoint one member of the Board and may remove its appointed member and appoint a replacement director to serve the remainder of the removed director's term at any time. Prior to the expiration of the terms of the remaining directors, the Board is required to recommend to the TCEQ the appropriate number of persons to serve in such remaining positions, and the TCEQ then appoints them to the Board. The current members and officers of the Board are listed below:

Name	Title	Term Expires June
Keeley Chapman	President	2029
Grisel Wallace	Vice President	2029
Ryan Hvitlok	Assistant Vice President/Assistant Secretary	2027
Randal Lee Stiefel	Secretary	2027
VACANT	Assistant Secretary	2029

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 ("FDIC") 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 utility system operating, bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:

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

Bookkeeper: The District's bookkeeper is District Data Services, Inc.

Utility System Operator: The District purchases wholesale water supply and wastewater treatment services from WCID 12, which is operated by Municipal District Services, LLC ("MDS"). MDS also operates the District's utility system.

Auditor: As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audited financial statements are filed annually with the TCEQ. The financial statements of the District as of March 31, 2026, and for the year then ended, included in this offering document, have been audited by McGrath & Co., PLLC independent auditors, as stated in their report appearing herein. A copy of the District's March 31, 2026, audited financial statements is included as "APPENDIX A."

Engineer: The District's engineer is Kimley-Horn and Associates, Inc. (the "Engineer").

Attorney: The District has engaged Allen Boone Humphries Robinson LLP, Houston, Texas, as general counsel to the District and as bond counsel ("Bond Counsel") in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See "LEGAL MATTERS."

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

Financial Advisor: Cedar Creek Municipal Advisors, LLC serves as financial advisor ("Financial Advisor") to the District in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

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DEVELOPMENT OF THE DISTRICT

Out of the approximate 88.811 acres within the District, Meritage has developed approximately 43.57 acres (410 lots) within the District into the single-family subdivision of Kemah Crossing Sections 1 - 4. Additionally, Kemah Crossing Sections 5 and 6 (105 lots on approximately 10.752 acres) are currently under design. As of September 1, 2026, Kemah Crossing was comprised of 341 completed homes (300 occupied and 41 unoccupied), 25 homes under construction, and approximately 44 vacant developed lots. Allen Harrison Company, a Houston-based privately held real estate investment services firm and principal landowner in the District, built an apartment complex with 360 units in the District, called The Kippford at Kemah Crossing. The apartment complex has been constructed on approximately 14.354 acres within the District. Additionally, Creekstone Kemah, LLC has developed a commercial pad site including a Lupe Tortilla restaurant on approximately 3.436 acres within the District.

The remaining land within the District consists of approximately 25.48 undevelopable acres and approximately 16.42 undeveloped but developable acres (which includes Kemah Crossing Section 5 and 6 on approximately 10.752 acres).

Status of Development within the District

The following is a status of construction of single-family housing within the District as of September 1, 2026:

Section	Acres	Lots	Homes Completed	Homes Under Construction	Vacant Lots
Kemah Crossing, Section 1 (a)	22.98	166	162	0	4
Kemah Crossing, Section 2	6.63	86	76	10	0
Kemah Crossing, Section 3	6.59	81	81	0	0
Kemah Crossing, Section 4	7.37	77	22	15	40
Subtotal	43.57	410	341	25	44
Commercial	3.436				
Undevelopable acres	25.48				
Multifamily (b)	0				
Remaining Developable acres (c)	16.42				
Total District Acreage	88.81				

(a) Includes a 0.99-acre amenity center and 0.23 acres in utility sites.
(b) The Kippford at Kemah Crossing apartments on approximately 14.35 acres (360 units).
(c) Includes Kemah Crossing Sections 5 and 6, which are currently under design.

Homebuilder within the District

Meritage is the sole and only active homebuilder in the District. Prices of new homes being constructed in the District range from approximately $286,000 to approximately $340,000 with home square footage ranging from approximately 1,605 square feet to approximately 2,203 square feet.

THE DEVELOPER

Role of the Developer

In general, the activities of a developer in a municipal management 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, developer, or other third parties. In most instances, the developer will be required to pay up to thirty percent of the cost of constructing certain of the water, wastewater and drainage facilities in a management 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 management 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 management 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, homebuilder, geographic location, market conditions, and regulatory climate.

Neither the Developer, nor any affiliate entity, are obligated to pay principal of or interest on the Bonds. Furthermore, neither of the Developer nor any of their affiliate entities has 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 its 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.

Meritage Homes of Texas, LLC.

Meritage Homes of Texas, LLC, an Arizona limited liability company ("Meritage" or the "Developer") is currently the sole developer in the District. Meritage owns approximately 42.111 acres of land located within the District, all of which it expects to utilize for future single-family residential development.

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

THE SYSTEM

Water, Sanitary Sewer and Drainage System

Water Supply and Wastewater Treatment: The District receives its water supply from Galveston County Water Control & Improvement District No. 12 ("WCID 12"), per a Utility Agreement (the "Utility Agreement") with the WCID 12 and Meritage, effective May 15, 2023. Under the Utility Agreement, WCID 12 originally committed to providing 868 equivalent single-family connections ("ESFCs") of capacity upon completion of its wastewater treatment plant expansion. After completion of the wastewater treatment plant expansion, WCID 12's engineer confirmed that WCID 12 has at least 290,400 gallons per day of water and wastewater capacity available to serve the District, which is sufficient to provide 968 ESFCs of capacity to serve the District. Concurrent with the Utility Agreement, the District signed a Supplemental Agreement for Capacity Reservation (the "Supplemental Agreement") requesting an additional 100 ESFCs, reserving a total of 968 ESFCs for the District. In addition to reserving capacity for the District in the WCID 12 water supply and distribution and wastewater collection and treatment facilities, the Utility Agreement allocates construction and reimbursement responsibly for certain lift stations, off-site water line and sanitary sewer lines (the "Off-Site Facilities"). Though the Engineer is supervising construction of the Off-Site Facilities and the Developer is funding such construction, WCID 12 retains responsibility for construction of the Off-Site Facilities and reimbursement to the Developer for such Off-Site Facilities, and the District retains reimbursement responsibility for its internal water, sewer and drainage facilities. The District intends to construct additional water improvements such as internal distribution lines required by the agreements between the District and WCID 12 as development requires. The District's water system is capable of serving a total of 968 ESFCs within Kemah Crossing.

Per a Utility Purchase Agreement, dated February 13, 2017, an expansion of WCID 12's wastewater treatment plant ("WWTP") was required in order to provide wastewater service to the District. The WWTP expansion is complete, and the facility has capacity to serve 1,429 additional ESFCs. Per the Utility Agreement and the Supplemental Agreement, the District has reserved 968 ESFCs of wastewater treatment capacity, which is sufficient to serve the District.

Storm Water Drainage System and Drainage Improvements: The storm water runoff within the District is directed along a curb and gutter street system to an underground storm sewer system that outfalls into detention ponds, which in turn will convey flow to existing drainage courses. The detention ponds are intended to capture onsite flows, mitigate flooding within the District, and allow for a controlled release to existing drainage courses including Jarbo Ditch. All storm drainage improvements are designed in accordance with the requirements of the City of Kemah, Texas and Galveston County, Texas.

100 Year Flood Plain

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

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48167C0044G dated August 15, 2019, there is no known 100-year floodplain within the District boundaries. However, a majority of the District is located within the known coastal 500-year floodplain. Due to the coastal location, a Letter of Map Revision (LOMR) from FEMA to request removal of the floodplain will not be pursued and no additional steps will be taken by the District to remove land from the 500-year floodplain.

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property within the expanded boundaries of the floodplain.

THE ROAD SYSTEM

Construction of the roads within the boundaries of the district has been financed with funds advanced by the Developer. Roadways within the District are constructed of reinforced concrete with curbs on lime-stabilized subgrade. Roads vary in width but are sized to accommodate the anticipated traffic demands of the full build-out of the District. The City of Kemah will accept the public roads constructed within the development for operation and maintenance. The private roadways will be owned and maintained by the homeowner's associated within the District.

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General Fund Operating Statement

The following is a summary of the District's operating fund activity for the fiscal years ended March 31, 2023 through March 31, 2026. The summary below has been prepared by the Financial Advisor based upon information obtained from the District's audited financial statements for fiscal year ended March 31, 2026. Reference is made to such statements for further and more complete information. See "APPENDIX A."

	Fiscal Year Ending March 31,			
Revenues	**2026**	**2025**	**2024**	**2023 (a)**
Water Service	$ 142,568	$ 98,608	$ 85,883	$ -
Sewer Service	132,835	55,612	53,284	-
Property Taxes	860,714	768,232	81,369	-
Penalty and Interest	2,417	3,280	4,797	-
Fire Service	38,629	28,785	10,973	-
Tap Connection and Inspection Fees	29,400	18,900	38,760	13,260
Miscellaneous Revenues	-	483	20	-
Investment Earnings	19,139	999	60	-
Total	$ 1,225,702	$ 974,899	$ 275,146	$ 13,260
Expenditures				
Purchased Services	$ 203,358	$ 149,269	$ 137,299	$ -
Professional Fees	241,594	153,910	174,754	52,362
Contracted Services	75,242	60,734	60,030	8,710
Repairs and Maintenance	106,372	99,771	131,409	-
Administrative	19,111	17,657	14,196	5,790
Other	6,869	570	1,893	2,313
Capital Outlay (b)	770,000	-	-	-
Total	$ 1,422,546	$ 481,911	$ 519,581	$ 69,175
NET REVENUES (Deficit)	$ (196,844)	$ 492,988	$ (244,435)	$ (55,915)
Other financing sources (uses)				
Developer Advances (b)	$ 770,000	$ 125,000	$ 185,000	$ 50,000
Net Change in Fund Balance	$ 573,156	$ 617,988	$ (59,435)	$ (5,915)
Beginning fund balance	$ 552,638	$ (65,350)	$ (5,915)	$ -
Ending fund balance	$ 1,125,794	$ 552,638	$ (65,350)	$ (5,915)

(a) Unaudited.

(b) WCID 12 imposes connection charges on the District pursuant to WCID 12's Fire Protection Plan for fire protection services provided by the Kemah Volunteer Fire Department. During the 2026 fiscal year, the District was billed by WCID 12 for 770 connections charges and subsequently received $770,000 in advances from the Developer to pay the invoiced amount.

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT

(September 2026)













DISTRICT DEBT

Debt Service Requirement Schedule

The following schedule sets forth the principal and interest requirements for the Bonds and the Outstanding Bonds. Totals may not sum due to rounding.

Calendar Year	Outstanding Debt Service	The Bonds: Principal	The Bonds: Interest	The Bonds: Debt Service	Total Debt Service
2027	$ 600,131	$ 275,000	$ 384,284	$ 659,284	$ 1,259,415
2028	597,531	190,000	469,950	659,950	1,257,481
2029	594,269	200,000	455,700	655,700	1,249,969
2030	590,344	210,000	440,700	650,700	1,241,044
2031	585,756	220,000	424,950	644,950	1,230,706
2032	585,506	235,000	408,450	643,450	1,228,956
2033	584,725	250,000	390,825	640,825	1,225,550
2034	583,988	260,000	372,075	632,075	1,216,063
2035	587,838	275,000	352,575	627,575	1,215,413
2036	591,075	290,000	331,950	621,950	1,213,025
2037	593,506	305,000	316,725	621,725	1,215,231
2038	595,119	325,000	300,713	625,713	1,220,831
2039	600,894	340,000	284,463	624,463	1,225,356
2040	605,594	360,000	267,463	627,463	1,233,056
2041	599,194	380,000	249,463	629,463	1,228,656
2042	602,350	400,000	230,463	630,463	1,232,813
2043	604,375	425,000	210,463	635,463	1,239,838
2044	610,500	445,000	189,213	634,213	1,244,713
2045	615,488	470,000	166,963	636,963	1,252,450
2046	614,363	495,000	143,463	638,463	1,252,825
2047	622,338	525,000	118,094	643,094	1,265,431
2048	618,644	550,000	91,188	641,188	1,259,831
2049	624,038	585,000	63,000	648,000	1,272,038
2050	627,713	615,000	32,288	647,288	1,275,000
Total	$ 14,435,275	$ 8,625,000	$ 6,695,415	$ 15,320,415	$ 29,755,690

Average Annual Debt Service Requirement (2027-2050) ..... $ 1,239,820

Maximum Annual Debt Service Requirement (2050) ..... $ 1,275,000

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Bonded Indebtedness

2026 Taxable Assessed Valuation	$	145,411,085	(a)
Estimated Taxable Valuation as of September 1, 2026	$	161,402,389	(b)
Direct Debt:			
The Outstanding Bonds (as of Date of Delivery)	$	8,610,000	
The Bonds		8,625,000	
Total	$	17,235,000	
Estimated Overlapping Debt	$	7,414,663	(c)
Total Direct and Estimated Overlapping Debt	$	24,649,663	(c)
Direct Debt Ratios:			
As a percentage of 2026 Taxable Assessed Valuation		11.85	%
As a percentage of Estimated Taxable Valuation as of September 1, 2026		10.68	%
Direct and Estimated Overlapping Debt Ratios:			
As a percentage of 2026 Taxable Assessed Valuation		16.95	%
As a percentage of Estimated Taxable Valuation as of September 1, 2026		15.27	%
Utility Debt Service Fund (as of September 28, 2026)	$	235,005	(d)
Road Debt Service Fund (as of September 28, 2026)	$	159,616	(e)
Operating Fund Balance (as of September 28, 2026)	$	1,027,151	
Road Capital Projects Fund (as of September 28, 2026)	$	234,792	
2026 Tax Rate:			
Utility Debt Service	$	0.635	
Road Debt Service		0.205	
Maintenance and Operations		0.160	
Total	$	1.000	
Average Annual Debt Service Requirement (2027-2050)	$	1,239,820	(f)
Maximum Annual Debt Service Requirement (2050)	$	1,275,000	(f)
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay Average Annual Debt Service Requirement (2027-2050) at 95% Tax Collections:			
Based on the 2026 Taxable Assessed Valuation	$	0.90	
Based on the Estimated Taxable Valuation as of September 1, 2026	$	0.81	
Debt Service Tax Rate per $100 of Taxable Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement (2050) at 95% Tax Collections:			
Based on the 2026 Taxable Assessed Valuation	$	0.93	
Based on the Estimated Taxable Valuation as of September 1, 2026	$	0.84	
Single-Family Homes (including 25 under construction) as of September 1, 2026		366	(g)

(a) Represents the taxable amount of taxable property in the District as of January 1, 2026, as provided by the Galveston Central Appraisal District (the "Appraisal District"). Which includes $130,608,283 of certified value and 90% ($14,802,802) of the uncertified value of $16,447,558. See "TAX DATA" and "TAXING PROCEDURES."

(b) Provided by the Appraisal District for information purposes only. Includes new construction within the District, from January 1, 2026, to September 1, 2026. This estimate is based upon the same unit value used in the assessed value. No taxes will be levied on this estimate. See "TAXING PROCEDURES."

(c) See "– Estimated Direct and Overlapping Debt Statement" herein.

(d) Upon closing and delivery of the Bonds, $452,813 of capitalized interest will be deposited into the Utility Debt Service Fund such amount is not included in the balance shown above. Neither Texas law nor the Bond Resolution require that the District maintain any particular sum in the Utility Debt Service Fund. Monies in the Utility Debt Service Fund cannot be used to pay debt service on any bonds issued by the District for the Road System.

(e) Neither Texas Law nor the Bond Resolution require that the District maintain any particular sum in the Road Debt Service Fund. Monies in the Road Debt Service Fund cannot be used to pay debt service on any bonds issued by the District for the Utility System or the Park System including the Bonds.

(f) Requirement of debt service on the Bonds and the Outstanding Bonds. See "– Debt Service Requirement Schedule" herein.

(g) Of the 341 homes were occupied as of September 1, 2026, approximately 300 homes were occupied.

Estimated Direct and 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 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 as of August 31, 2026	Estimated Overlapping Percent	Estimated Overlapping Amount	
Galveston County	$ 126,960,000	0.24%	$ 298,530	
City of Kemah	-	-	-	
Galveston Co. WCID No. 12	21,050,000	11.96%	2,516,650	
Clear Creek Independent School District	1,093,530,000	0.42%	4,599,483	
Total Estimated Overlapping Debt			$ 7,414,663	
The District			$ 17,235,000	(a)
Total Direct & Estimated Overlapping Debt			$ 24,649,663	(b)

(a) The Outstanding Bonds and the Bonds.
(b) Includes the Outstanding Bonds and the Bonds.

Debt Ratios

	Percentage of 2026 Assessed Taxable Valuation	Percentage of Estimated Taxable Valuation as of September 1 , 2026
Direct Debt (a)	11.85%	10.68%
Total Direct and Estimated Overlapping Debt (a)	16.95%	15.27%

(a) Includes the Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds, and any additional unlimited tax bonds payable from taxes which the District may hereafter issue (see "RISK FACTORS – Future Debt"), and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully above under "THE BONDS – Source of Payment." Under Texas law, the Board may also levy and collect annual ad valorem taxes for the operation and maintenance of the District, the Utility System, the Road System, and for the payment of certain contractual obligations. See "TAX DATA – Maintenance and Operations Tax."

Property Tax Code and County-Wide Appraisal District

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

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 are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; 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 and intangible personal property. 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 Directors 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 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. Effective January 1, 2018, this exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action 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 service member's death and said property was the service member's residence homestead at the time of death. Such exemption may be transferred 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.

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 transferred 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. For the 2026 tax year, the District granted a $5,000 exemption for persons over 65 years of age and for disabled persons.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by before July 1. The District has never adopted a homestead exemption. See "TAX DATA."

Freeport Goods and Goods-in-Transit Exemption: A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2013 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage

purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

Galveston County or the City may designate all or part of the area within the District as a reinvestment zone. Thereafter, Galveston County or the City and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, neither Galveston County nor the City has designated any of the area within the District as a reinvestment zone.

Valuation of Property for Taxation

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

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all of such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by 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, open space land, and timberland.

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

Tax Payment Installments after Disaster

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

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

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a timely petition for review in district court. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda 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 values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per $100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed may be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

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

Developed Districts: Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Property Tax Code, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts: Districts that do not meet the classification of a Special Taxing Unit or a Developed District may be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

The District: A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board on an annual basis. For the 2026 tax year, the Board classified the District as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each taxing unit, including the District, having the power to tax the property. The District's tax lien is on parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty and interest.

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

TAX DATA

General

All taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct annual ad valorem tax without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds and the Outstanding Bonds. See "TAXING PROCEDURES." The Board has in its Bond Resolution covenanted 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 and the Outstanding Bonds. See "THE BONDS" and "RISK FACTORS."

Tax Rate Limitation

Utility System Debt Service:	Unlimited (no legal limit as to rate or amount).
Road System Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance:	$1.50 per $100 Taxable Assessed Valuation.
Maintenance (Road):	$0.25 per $100 Taxable Assessed Valuation.

Maintenance and Operations Tax

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 for Article XVI, Section 59 facilities 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. The Board is authorized by the District's voters to levy a maintenance tax for road improvements in an amount not to exceed $0.25 per $100 of assessed valuation. See "-Tax Rate Distribution" 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 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.

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per $100 of Taxable Assessed Valuation which would be required to meet certain debt service requirements of the Bonds and the Outstanding Bonds if no growth in the District's tax base occurs beyond the 2026 Taxable Assessed Valuation ($145,411,085), or the Estimated Taxable Valuation as of September 1, 2026, ($161,402,389). The calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds by the District.

Average Annual Debt Service Requirement (2027-2050)	$1,239,820
Debt Service Tax Rate of $0.90 on the 2026 Taxable Assessed Valuation	$1,243,265
Debt Service Tax Rate of $0.81 on the Estimated Taxable Valuation as of September 1, 2026	$1,241,991
Maximum Annual Debt Service Requirement (2050)	$1,275,000
Debt Service Tax Rate of $0.93 on the 2026 Taxable Assessed Valuation	$1,284,707
Debt Service Tax Rate of $0.84 on the Estimated Taxable Valuation as of September 1, 2026	$1,287,991

[*Remainder of page intentionally left blank.*]

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 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 – Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below is an estimation of all taxes per $100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2026 taxes per $100 of assessed valuation levied by all such taxing jurisdictions. No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

Taxing Jurisdictions	2026 Tax Rate Per $100 of A.V.
The District	$1.000000
Galveston County	0.321060
Clear Creek ISD	0.969000
City of Kemah	0.189900
Galveston County Road & Flood	0.003000
GC WCID No. 12	0.181120
Total Tax Rate	$2.664160

Historical Tax Collections

Tax Year	Taxable Assessed Valuation	Tax Rate Per $100 (b)	Adjusted Levy	% of Collections Current Year	For the Current Year Ended July 31	% of Collections as of 8/31/2026
2023 (a)	$ 8,985,571	$1.00	$ 89,807	97.79%	2024	99.92%
2024	78,462,729	1.00	784,627	98.93	2025	99.34
2025	126,967,690	1.00	1,269,677	99.58	2026	99.58
2026	130,608,283	1.00	1,306,083	(c)	2027	(c)

(a) First year of tax levy.
(b) See "Tax Rate Distribution" below.
(c) In the process of collections. Taxes for the 2026 tax year are due with no penalty by January 31, 2027.

Tax Rate Distribution

Tax Year	2026	2025	2024	2023
Utility Debt Service	$ 0.635	$ 0.225	$ 0.000	$ 0.000
Road Debt Service	0.205	0.100	0.000	0.000
Maintenance and Operations	0.160	0.675	1.000	1.000
Total	$ 1.000	$ 1.000	$ 1.000	$ 1.000

Taxable Assessed Valuation Summary

The following represents the types of property comprising the District assessed taxable value for 2023-2026 tax years.

Type of Property	2026 Taxbale Assessed Valuation (a)	2025 Taxbale Assessed Valuation	2024 Taxbale Assessed Valuation	2023 Taxbale Assessed Valuation
Land	$ 20,099,398	$ 29,464,581	$ 23,047,330	$ 7,073,800
Improvements	113,324,350	100,020,196	59,084,022	1,782,710
Personal Property	742,240	267,880	132,270	132,270
Exemptions	(3,557,705)	(2,784,967)	(3,800,893)	(8,059)
Total	$ 130,608,283	$ 126,967,690	$ 78,462,729	$ 8,980,721

(a) This amount does not include $14,802,802 of uncertified value.

Principal Taxpayers

The following table represents the top principal taxpayers, the taxable appraised value of such property as a percentage of the certified portion ($130,608,283) of the 2026 Taxable Assessed Valuation of $145,411,085. This represents ownership as of January 1, 2026.

Taxpayer	Type of Property	Taxable Assessed Valuation 2026 Tax Roll	Percentage of 2026 Taxable Assessed Valuation
CRP/AHC Kemah Owner LP (a)	Land & Improvements	$ 48,250,000	36.94%
Creekstone Kemah LLC	Land & Improvements	2,298,876	1.76
Remie Holdings LLC	Land & Improvements	602,050	0.46
Homeowner	Land & Improvements	558,080	0.43
Homeowner	Land & Improvements	470,060	0.36
Homeowner	Land & Improvements	428,740	0.33
Homeowner	Land & Improvements	418,280	0.32
Homeowner	Land & Improvements	416,860	0.32
Homeowner	Land & Improvements	416,330	0.32
Homeowner	Land & Improvements	415,112	0.32
Total		$ 54,274,388	41.56%

(a) Represents assessed valuation comprised of The Kippford at Kemah Crossing apartment complex. See "DEVELOPMENT OF THE DISTRICT – Status of Development within the District."

LEGAL MATTERS

Legal Opinions

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without legal limitation as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel to a like effect and to the effect that, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Code (as defined herein), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS" (except for information under the subheadings "– Book-Entry-Only System" and "Use and Distribution of Proceeds of the Bonds"), "THE DISTRICT – Authority," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

Allen Boone Humphries Robinson LLP, also serves as general counsel to the District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

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

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, dated of the date of delivery of the Bonds, executed by both the President or Vice President and Secretary or Assistant 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 attaching the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds.

No Material Adverse Change

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

TAX MATTERS

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

Tax Exemption

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

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

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

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

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

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

Qualified Tax-Exempt Obligations

The Bonds have not been designated "qualified tax-exempt obligations" for financial institutions.

Additional Federal Income Tax Considerations

Collateral Tax Consequences:

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

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

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

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

Tax Accounting Treatment of Original Issue Premium:

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

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

Tax Accounting Treatment of Original Issue Discount:

If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the "OID Bonds"), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the

discussions regarding interest on the Bonds under the captions "TAX MATTERS – Tax Exemption" and "TAX MATTERS – Additional Federal Income Tax Considerations – Collateral Tax Consequences" and "—Tax Legislative Changes" generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

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

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

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

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

Tax Legislative Changes:

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any recently enacted, proposed, pending or future legislation.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Resolution, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe these agreements 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, as well as timely notice of specified events, to the Municipal Securities Rulemaking Board or any successor to its function as a repository (the "MSRB"), through its Electronic Municipal Market Access ("EMMA") system.

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB. The information to be updated with respect to the District includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement included under the headings "DISTRICT DEBT" (except for the subheading "– Estimated Direct and Overlapping Debt Statement"), "TAX DATA," and in "APPENDIX A." The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2027. The District will provide the updated information to the MSRB.

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 March 31. Accordingly, it must provide updated information by September 30 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide 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 and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

Compliance with Prior Undertakings

To date, the District has complied in all material respects with all continuing disclosure agreements made by it in accordance to SEC Rule 15c2-12.

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 and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The financial statements of the District as of March 31, 2026, and for the year then ended, included in this offering document, have been audited by McGrath & Co., PLLC. independent auditors, as stated in their report appearing herein. See "APPENDIX A" for a copy of the District's March 31, 2026, audited financial statements.

Experts

The information contained in the Official Statement relating to engineering and to the description of the Utility System, Road System and, in particular, that engineering information included in the sections entitled "THE DISTRICT – Description," "THE SYSTEM," and "THE ROAD SYSTEM" has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in the 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 Assessments of the Southwest, Inc., and the Appraisal District. Such information has been included herein in reliance upon Assessments of the Southwest, Inc.'s authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of tax assessing.

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 notify 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.

[*Remainder of page intentionally left blank.*]

CONCLUDING STATEMENT

The information set forth herein has been obtained from the District's records, audited financial statements and other sources which 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 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 City of Kemah Municipal Management District No. 1 as of the date shown on the cover page hereof.

/s/ Keeley Chapman
President, Board of Directors
City of Kemah Municipal Management District No. 1

ATTEST:

/s/ Ryan Hvitlok
Assistant Vice President/Assistant Secretary, Board of Directors
City of Kemah Municipal Management District No. 1

APPENDIX A

Independent Auditor's Report and Financial Statements of the District

for the Fiscal Year Ended March 31, 2026

CITY OF KEMAH MUNICIPAL MANAGEMENT DISTRICT NO. 1

GALVESTON COUNTY, TEXAS

FINANCIAL REPORT

March 31, 2026

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McGRATH & CO., PLLC

Certified Public Accountants
2950 North Loop West, Suite 810
Houston, Texas 77092

Independent Auditor's Report

Board of Directors
City of Kemah Municipal Management District No. 1
Galveston County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of City of Kemah Municipal Management District No. 1 (the "District"), as of and for the year ended March 31, 2026, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of City of Kemah Municipal Management District No. 1, as of March 31, 2026, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.



Houston, Texas
June 22, 2026

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Management's Discussion and Analysis

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Using this Annual Report

This section of the financial report of City of Kemah Municipal Management District No. 1 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended March 31, 2026. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

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

Fund Financial Statements

The fund financial statements include the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District's use of available financial resources and the balances of available financial resources at the end of the year. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties, governmental statutes or regulations.

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

Financial Analysis of the District as a Whole

The District's net position at March 31, 2026, was negative $6,747,855. The District's net position is negative because the District incurs debt to construct certain facilities which it conveys to other governmental entities. A comparative summary of the District's overall financial position, as of March 31, 2026 and 2025, is as follows:

	2026	2025
Current and other assets	$ 3,168,020	$ 1,442,798
Capital assets	15,216,804	10,733,753
Total assets	18,384,824	12,176,551
Current liabilities	1,195,030	207,848
Long-term liabilities	23,937,649	17,393,700
Total liabilities	25,132,679	17,601,548
Net position		
Net investment in capital assets	(2,697,195)	(1,392,870)
Restricted	727,786	315,910
Unrestricted	(4,778,446)	(4,348,037)
Total net position	$ (6,747,855)	$ (5,424,997)

The total net position of the District decreased during the current fiscal year by $1,322,858. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2026	2025
Revenues		
Water and sewer service	$ 275,403	$ 154,220
Property taxes, penalties and interest	1,278,574	788,592
Other	142,957	49,506
Total revenues	1,696,934	992,318
Expenses		
Current service operations	698,118	599,019
Debt interest and fees	321,790	
Developer interest	538,285	535,053
Debt issuance costs	371,736	385,389
Depreciation and amortization	327,878	193,334
Total expenses	2,257,807	1,712,795
Change in net position before other items	(560,873)	(720,477)
Other items		
Transfers to other governments	(761,985)	(316,062)
Change in net position	(1,322,858)	(1,036,539)
Net position, beginning of year	(5,424,997)	(4,388,458)
Net position, end of year	$ (6,747,855)	$ (5,424,997)

Financial Analysis of the District's Funds

The District's combined fund balances, as of March 31, 2026, were $2,106,208, which consists of $1,125,794 in the General Fund, $751,872 in the Debt Service Fund and $228,542 in the Capital Projects Fund.

General Fund

A comparative summary of the General Fund's financial position as of March 31, 2026 and 2025, is as follows:

	2026	2025
Total assets	$ 2,291,790	$ 786,816
Total liabilities	$ 1,145,128	$ 207,848
Total deferred inflows	20,868	26,330
Total fund balance	1,125,794	552,638
Total liabilities, deferred inflows and fund balance	$ 2,291,790	$ 786,816

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

	2026	2025
Total revenues	$ 1,225,702	$ 974,899
Total expenditures	(1,422,546)	(481,911)
Revenues over expenditures	(196,844)	492,988
Other changes in fund balance	770,000	125,000
Net change in fund balance	$ 573,156	$ 617,988

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

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.
- Water and sewer revenues are based on a flat rate charged to residential customers, which increases as the number of connection increases.

Debt Service Fund

A comparative summary of the Debt Service Fund's financial position as of March 31, 2026 and 2025, is as follows:

	2026	2025
Total assets	$ 812,086	$ 315,910
Total liabilities	$ 49,398	$ -
Total deferred inflows	10,816	
Total fund balance	751,872	315,910
Total liabilities, deferred inflows and fund balance	$ 812,086	$ 315,910

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

	2026	2025
Total revenues	$ 432,727	$ 227
Total expenditures	(307,551)	(25)
Revenues over expenditures	125,176	202
Other changes in fund balance	310,786	315,708
Net change in fund balance	$ 435,962	$ 315,910

The District's financial resources in the Debt Service Fund in the current fiscal year are from property tax revenues and capitalized interest from the sale of bonds. In the prior fiscal year, financial resources

were from capitalized interest from the sale of bonds. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

Capital Projects Fund

A comparative summary of the Capital Projects Fund's financial position as of March 31, 2026 and 2025, is as follows:

	2026	2025
Total assets	$ 231,542	$ 340,072
Total liabilities	$ 3,000	$ -
Total fund balance	228,542	340,072
Total liabilities and fund balance	$ 231,542	$ 340,072

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

	2026	2025
Total revenues	$ 33,150	$ 112
Total expenditures	(4,063,894)	(3,719,332)
Revenues under expenditures	(4,030,744)	(3,719,220)
Other changes in fund balance	3,919,214	4,059,292
Net change in fund balance	$ (111,530)	$ 340,072

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2025 Unlimited Tax Road Bonds in the current fiscal year and the sale of its Series 2025 Unlimited Tax Bonds in the prior year.

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was $56,754 less than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

Capital Assets

The District has entered into financing agreements with its developer for the financing of the construction of capital assets within the District. The developer will be reimbursed from proceeds of

future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District's financial statements upon completion of construction.

Capital assets held by the District at March 31, 2026 and 2025, are summarized as follows:

	2026	2025
Capital assets not being depreciated		
Land and improvements	$ 4,684,435	$ 4,731,493
Capital assets being depreciated		
Infrastructure	7,142,756	4,421,033
Recreational facilities	1,366,264	
Landscaping improvements	1,901,765	1,901,765
Capacity fees	770,000	
	11,180,785	6,322,798
Less accumulated depreciation		
Infrastructure	(355,218)	(196,490)
Recreational facilities	(45,542)	
Landscaping improvements	(219,137)	(124,048)
Capacity fees	(28,519)	
	(648,416)	(320,538)
Depreciable capital assets, net	10,532,369	6,002,260
Capital assets, net	$ 15,216,804	$ 10,733,753

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

- Kemah Crossing Sections 2 and 4 – residential infrastructure
- Kemah Crossing recreation center
- Fire connection fees

Additionally, certain capital assets constructed by the District are conveyed to other governmental entities. The value of these assets is recorded as transfers to other governments upon completion of construction and trued-up when the developer is reimbursed. For the year ended March 31, 2026, capital assets in the amount of $761,985 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 9.

Long-Term Debt and Related Liabilities

As of March 31, 2026, the District owes approximately $15,327,649 to developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 6, the District has an additional commitment in the amount of $2,590,000 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

At March 31, 2026 and 2025, the District had total bonded debt outstanding as shown below:

Series	2026	2025
2025	$ 4,510,000	$ 4,510,000
2025 Road	4,230,000	
	$ 8,740,000	$ 4,510,000

During the current fiscal year, the District issued $4,230,000 in unlimited tax road bonds. At March 31, 2026, the District had $133,880,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and $138,390,000 for the refunding of such bonds; $32,155,000 for parks and recreational facilities and $32,155,000 for the refunding of such bonds; and $49,945,000 for road improvements and $54,175,000 for refunding of such bonds.

Property Taxes

The District's property tax base increased approximately $25,523,000 for the 2026 tax year from $126,992,054 to $152,515,469, based on preliminary values. This increase was primarily due to new construction in the District and increased property values.

Next Year's Budget

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

	2026 Actual	2027 Budget
Total revenues	$ 1,225,702	$ 1,257,500
Total expenditures	(1,422,546)	(627,590)
Revenues over expenditures	(196,844)	629,910
Other changes in fund balance	770,000	
Net change in fund balance	573,156	629,910
Beginning fund balance	552,638	1,125,794
Ending fund balance	$ 1,125,794	$ 1,755,704

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Basic Financial Statements

City of Kemah Municipal Management District No. 1
Statement of Net Position and Governmental Funds Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	$ 365,073	$ 120,717	$ 877	$ 486,667	$ -	$ 486,667
Investments	1,044,099	680,473	112,665	1,837,237		1,837,237
Taxes receivable	20,868	10,816		31,684		31,684
Customer service receivables	42,351			42,351		42,351
Interfund receivables	49,398		118,000	167,398	(167,398)	
Due from developers	770,000			770,000		770,000
Other receivables	1	80		81		81
Capital assets not being depreciated					4,684,435	4,684,435
Capital assets, net					10,532,369	10,532,369
Total Assets	$ 2,291,790	$ 812,086	$ 231,542	$ 3,335,418	15,049,406	18,384,824
Liabilities						
Accounts payable	$ 44,355	$ -	$ 3,000	$ 47,355		47,355
Customer deposits	212,773			212,773		212,773
Interfund payables	118,000	49,398		167,398	(167,398)	
Due to other governments	770,000			770,000		770,000
Accrued interest payable					34,902	34,902
Due to developer					15,327,649	15,327,649
Long-term debt						
Due within one year					130,000	130,000
Due after one year					8,610,000	8,610,000
Total Liabilities	1,145,128	49,398	3,000	1,197,526	23,935,153	25,132,679
Deferred Inflows of Resources						
Deferred property taxes	20,868	10,816		31,684	(31,684)	
Fund Balances/Net Position						
Fund Balances						
Restricted		751,872	228,542	980,414	(980,414)	
Unassigned	1,125,794			1,125,794	(1,125,794)	
Total Fund Balances	1,125,794	751,872	228,542	2,106,208	(2,106,208)	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 2,291,790	$ 812,086	$ 231,542	$ 3,335,418		
Net Position						
Net investment in capital assets					(2,697,195)	(2,697,195)
Restricted for debt service					727,786	727,786
Unrestricted					(4,778,446)	(4,778,446)
Total Net Position					$ (6,747,855)	$ (6,747,855)

See notes to basic financial statements.

City of Kemah Municipal Management District No. 1
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Water service	$ 142,568	$ -	$ -	$ 142,568	$ -	$ 142,568
Sewer service	132,835			132,835		132,835
Fire service	38,629			38,629		38,629
Property taxes	860,714	405,081		1,265,795	4,459	1,270,254
Penalties and interest	2,417	5,007		7,424	896	8,320
Inspection fees	29,400			29,400		29,400
Miscellaneous		4,323		4,323		4,323
Investment earnings	19,139	18,316	33,150	70,605		70,605
Total Revenues	1,225,702	432,727	33,150	1,691,579	5,355	1,696,934
Expenditures/Expenses						
Current service operations						
Purchased services	203,358			203,358		203,358
Professional fees	241,594		24,508	266,102		266,102
Contracted services	75,242	17,120		92,362		92,362
Repairs and maintenance	106,372			106,372		106,372
Administrative	19,111	3,544	400	23,055		23,055
Other	6,869			6,869		6,869
Capital outlay	770,000		3,128,965	3,898,965	(3,898,965)	
Debt service						
Interest and fees		286,887		286,887	34,903	321,790
Developer interest			538,285	538,285		538,285
Debt issuance costs			371,736	371,736		371,736
Depreciation					327,878	327,878
Total Expenditures/Expenses	1,422,546	307,551	4,063,894	5,793,991	(3,536,184)	2,257,807
Revenues Over/(Under) Expenditures/Expenses	(196,844)	125,176	(4,030,744)	(4,102,412)	3,541,539	(560,873)
Other Financing Sources						
Proceeds from sale of bonds		310,786	3,919,214	4,230,000	(4,230,000)	
Developer advances	770,000			770,000	(770,000)	
Other Items						
Transfers to other governments					(761,985)	(761,985)
Net Change in Fund Balances	573,156	435,962	(111,530)	897,588	(897,588)	
Change in Net Position					(1,322,858)	(1,322,858)
Fund Balance/Net Position						
Beginning of the year	552,638	315,910	340,072	1,208,620	(6,633,617)	(5,424,997)
End of the year	$ 1,125,794	$ 751,872	$ 228,542	$ 2,106,208	$ (8,854,063)	$ (6,747,855)

See notes to basic financial statements.

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of City of Kemah Municipal Management District No. 1 (the "District") conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB"). The following is a summary of the most significant policies:

Creation

The District was organized, created, and established pursuant to House Bill No. 4637, codified as Chapter 3976, Texas Special District Local Law Code (the "Act"), effective September 1, 2019, in accordance with Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Act was further amended in 2021 via House Bill 4659. The Board of Directors held its first meeting on August 5, 2022 and the first bonds were issued on March 26, 2025.

The District's primary activities include construction, maintenance and operation of water, sewer and drainage facilities. As further discussed in Note 10, the District transfers certain water and sewer facilities to Galveston County Water Control and Improvement District No. 12 for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

The District is a political subdivision of the State of Texas governed by a five-member Board of Directors. One director is appointed by the City of Kemah, Texas and four directors are appointed by the Texas Commission on Environmental Quality (the "TCEQ"). The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate and be fiscally independent of other governments. Since the District does not have an elected governing body, it is not a primary government. A component unit is a legally separate government for which the elected officials of a primary government are financially accountable. The criteria used to determine financial accountability is whether the primary government appoints a voting majority of the component unit's governing body and (1) is able to impose its will on the component unit or (2) the component unit creates a financial benefit/burden for the primary government. While the TCEQ and the City of Kemah appoints the Directors of the District, it has no further financial accountability for the District. Under these criteria, the District is not a component unit of TCEQ, the City of Kemah or any other governmental entity. An other stand-alone government is an entity that does not have a separately elected governing body and is not a component unit of another government. For financial reporting purposes, the District is a stand-alone government. Additionally, no other entities meet the criteria for inclusion in the District's financial statements as component units.

Government-Wide and Fund Financial Statements

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

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or "major" funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

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

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

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

Measurement Focus and Basis of Accounting

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

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes, interest earned on investments and income from District operations. Property taxes receivable at the end of

the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

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

Use of Restricted Resources

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At March 31, 2026, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

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

Interfund Activity

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

Capital Assets

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

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

Depreciable capital assets, which primarily consist of water, wastewater and drainage facilities, are depreciated using the straight-line method as follows:

Assets	Useful Life
Infrastructure	20-45 years
Recreational facilities	30 years
Landscaping improvements	20 years
Capacity fees	Remaining life of contract

The District's detention facilities are considered improvements to land and are non-depreciable.

Deferred Inflows and Outflows of Financial Resources

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

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

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances

consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

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

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds		$ 2,106,208
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.		
Historical cost	$ 15,865,220	
Less accumulated depreciation	(648,416)	
		15,216,804
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:		
Accrued interest payable	(34,902)	
Due to developer	(15,327,649)	
Bonds payable, net	(8,740,000)	
		(24,102,551)
Deferred inflows in the fund statements consist of property taxes receivable that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government-wide statements.		31,684
Total net position - governmental activities		$ (6,747,855)

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

Net change in fund balances - total governmental funds		$ 897,588
Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest.		5,355
Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:		
Capital outlays	$ 3,898,965	
Depreciation expense	(327,878)	
Transfers to other governments	(761,985)	
		2,809,102
Financial reporting for long-term obligations varies between the fund statements and the government-wide statements. At the fund level, the focus is on increases and decreases of financial resources as liabilities are acquired and repaid. At the government-wide level, the focus is on measuring and reporting on changes in the District's obligation to repay liabilities in the future. Differences during the current fiscal year are for the following:		
Interest expense accrual	(34,903)	
Issuance of long-term debt	(4,230,000)	
Developer advances	(770,000)	
		(5,034,903)
Change in net position of governmental activities		$ (1,322,858)

Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

Investments

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

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

As of March 31, 2026, the District's investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
Texas CLASS	General	$ 1,044,099		
	Debt Service	680,473		
	Capital Projects	112,665		
Total		$ 1,837,237	AAAm	49 days

Texas CLASS

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

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

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

Investment Credit and Interest Rate Risk

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

Note 4 – Interfund Balances and Transactions

Amounts due to/from other funds at March 31, 2026, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	$ 49,398	Maintenance tax collections not remitted as of year end
Capital Projects Fund	General Fund	118,000	Bond proceeds erroneously transferred to the General Fund

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

Note 5 – Capital Assets

A summary of changes in capital assets, for the year ended March 31, 2026, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	$ 4,731,493	$ (47,058)	$ 4,684,435
Capital assets being depreciated			
Infrastructure	4,421,033	2,721,723	7,142,756
Recreational facilities		1,366,264	1,366,264
Landscaping improvements	1,901,765		1,901,765
Capacity fees		770,000	770,000
	6,322,798	4,857,987	11,180,785
Less accumulated depreciation			
Infrastructure	(196,490)	(158,728)	(355,218)
Recreational facilities		(45,542)	(45,542)
Landscaping improvements	(124,048)	(95,089)	(219,137)
Capacity fees		(28,519)	(28,519)
	(320,538)	(327,878)	(648,416)
Subtotal depreciable capital assets, net	6,002,260	4,530,109	10,532,369
Capital assets, net	$ 10,733,753	$ 4,483,051	$ 15,216,804

Depreciation expense for the current fiscal year was $327,878.

Note 6 – Due to Developers

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

The District's developer has also advanced funds to the District for operating expenses.

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

Due to developer, beginning of year	$ 12,883,700
Developer reimbursements	(3,128,965)
Developer funded construction and adjustments	4,802,914
Developer advances - fire capacity fees	770,000
Due to developer, end of year	$ 15,327,649

In addition, the District will owe the developers approximately $2,590,000, which is included in the schedule of contractual commitments below. The projects in this schedule are in varying stages of completion and, as previously noted, will be reported in the government-wide financial statements upon completion of construction. The exact amount due to the developer is not known until approved by the TCEQ and verified by the District's auditor.

	Contract Amount *
Kemah Crossing Section 3 - landscaping improvements	$ 810,000
Kemah Crossing Section 2 and 4 - landscaping improvements	1,780,000
	$ 2,590,000

* Rounded to the nearest $10,000

Note 7 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	$ 8,740,000
Due within one year	$ 130,000

The District's bonds payable at March 31, 2026, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2025	$ 4,510,000	$ 4,510,000	4.25% - 6.75%	September 1, 2026/2050	September 1, March 1	September 1, 2030
2025 Road	4,230,000	4,230,000	4.00% - 6.50%	Septemebr 1, 2026/2050	September 1, March 1	Septemebr 1, 2030
	$ 8,740,000					

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

At March 31, 2026, the District had $133,880,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and $138,390,000 for the refunding of such bonds; $32,155,000 for parks and recreational facilities and $32,155,000 for the refunding of such bonds; and $49,945,000 for road improvements and $54,175,000 for the refunding of such bonds.

On September 25, 2025, the District issued its $4,230,000 Series 2025 Unlimited Tax Road Bonds at a net effective interest rate of 4.988654%. Proceeds of the bonds were used to (1) to reimburse developers for the following: the construction of capital assets within the District; engineering, and

other costs associated with the construction of capital assets; the acquisition of land for certain District facilities and creation costs, (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	$	4,510,000
Bonds issued		4,230,000
Bonds payable, end of year	$	8,740,000

As of March 31, 2026, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2027	$ 130,000	$ 414,476	$ 544,476
2028	190,000	403,831	593,831
2029	200,000	390,901	590,901
2030	210,000	377,306	587,306
2031	220,000	363,051	583,051
2032	230,000	348,131	578,131
2033	245,000	332,616	577,616
2034	260,000	319,356	579,356
2035	270,000	308,413	578,413
2036	285,000	296,956	581,956
2037	300,000	284,790	584,790
2038	315,000	271,813	586,813
2039	330,000	258,006	588,006
2040	350,000	243,244	593,244
2041	370,000	227,394	597,394
2042	380,000	210,772	590,772
2043	400,000	193,363	593,363
2044	420,000	174,938	594,938
2045	445,000	155,494	600,494
2046	470,000	134,925	604,925
2047	490,000	113,350	603,350
2048	520,000	90,490	610,490
2049	540,000	66,339	606,339
2050	570,000	40,874	610,874
2051	600,000	13,855	613,855
	$ 8,740,000	$ 6,034,684	$ 14,774,684

Note 8 – Property Taxes

On May 6, 2023, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to $1.50 per $100 of assessed value. In addition, the voters of the District authorized the District's Board of Directors to levy taxes annually for road maintenance limited to $0.25 per $100 of assessed value. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in

paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District's 2026 fiscal year was financed through the 2025 tax levy, pursuant to which the District levied property taxes of $1.00 per $100 of assessed value, of which $0.675 was allocated to maintenance and operations, $0.225 was allocated to debt service and $0.10 was allocated to road debt service. The resulting tax levy was $1,269,921 on the adjusted taxable value of $126,992,054.

Property taxes receivable, at March 31, 2026, consisted of the following:

Current year taxes receivable	$	23,517
Prior years taxes receivable		4,994
		28,511
Penalty and interest receivable		3,173
Property taxes receivable	$	31,684

Note 9 – Transfers to Other Governments

In accordance with an agreement between the District and Galveston County Water Improvement and Control District No. 12 ("WCID 12"), the District transfers certain water, sewer and drainage facilities to WCID 12. Additionally, the City of Kemah assumes responsibility for the maintenance of certain public roads. Accordingly, the District does not record these capital assets in the Statement of Net Position, but instead reports the completed projects as transfers to other governments on the Statement of Activities. The estimated cost of each project is trued-up when the developer is subsequently reimbursed. For the year ended March 31, 2026, the District reported transfers to other governments in the amount of $761,985 for capital assets constructed by the developer within the District.

Note 10 – Utility Agreement with the Galveston County Water Control and Improvement District No. 12

On May 15, 2023, the District entered into a utility agreement with the WCID 12 and Meritage Homes of Texas, LLC, the developer in the District, for construction and extension of WCID 12's water distribution lines and sanitary sewer collection systems to serve the District (the "Extension Facilities"). As the Extension Facilities are acquired or constructed, the District shall transfer the Extension Facilities, including all sites and easements upon which the facilities have been constructed, to WICD 12. The District will retain ownership of the water and wastewater facilities within its boundaries. The District will be responsible for the operation, repair, and maintenance of certain detention and drainage facilities, parks and recreational facilities, and certain water and wastewater facilities within the District's boundaries.

WCID 12 imposes connection charges on the District for fire protection services. As of March 31, 2026, the District has paid $770,000 for fire service connection charges to WCID 12.

WCID 12 will provide wholesale water supply and sanitary sewer treatment services to all users in the District. The term of the agreement is 30 years, renewable in five-year increments thereafter.

Note 11 – Risk Management

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Required Supplementary Information

City of Kemah Municipal Management District No. 1
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended March 31, 2026

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues				
Water service	$ 240,000	$ 240,000	$ 142,568	$ (97,432)
Sewer service	145,000	145,000	132,835	(12,165)
Fire service			38,629	38,629
Property taxes	788,000	788,000	860,714	72,714
Penalties and interest	2,500	2,500	2,417	(83)
Tap connection and inspection	80,000	80,000	29,400	(50,600)
Investment earnings	2,000	2,000	19,139	17,139
Total Revenues	1,257,500	1,257,500	1,225,702	(31,798)
Expenditures				
Current service operations				
Purchased services	175,000	175,000	203,358	(28,358)
Professional fees	235,500	235,500	241,594	(6,094)
Contracted services	80,000	80,000	75,242	4,758
Repairs and maintenance	98,000	100,000	106,372	(6,372)
Administrative	22,090	22,090	19,111	2,979
Other	15,000	15,000	6,869	8,131
Capital outlay			770,000	(770,000)
Total Expenditures	625,590	627,590	1,422,546	(794,956)
Revenues Over/(Under) Expenditures	631,910	629,910	(196,844)	(826,754)
Other Financing Sources				
Developer advances			770,000	770,000
Net Change in Fund Balance	631,910	629,910	573,156	(56,754)
Fund Balance				
Beginning of the year	552,638	552,638	552,638	
End of the year	$ 1,184,548	$ 1,182,548	$ 1,125,794	$ (56,754)

Budgets and Budgetary Accounting

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

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Texas Supplementary Information

City of Kemah Municipal Management District No. 1
TSI-1. Services and Rates
March 31, 2026

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

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

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

[ ] Other (Specify): _____

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	$ 40.25	0	Y		to
Wastewater:	$ 40.25	0	Y		to

District employs winter averaging for wastewater usage? [ ] Yes [X] No

Total charges per 10,000 gallons usage: Water $ 40.25 Wastewater $ 40.25

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered	374	365	x 1.0	365
less than 3/4"			x 1.0	
1"	1	1	x 2.5	3
1.5"			x 5.0	
2"			x 8.0	
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water	375	366		368
Total Wastewater	355	347	x 1.0	347

See accompanying auditor's report.

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

*Gallons pumped into system:	9,820,000	Water Accountability Ratio: (Gallons billed / Gallons pumped)
Gallons billed to customers:	9,820,000	100.00%

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

Does the District have Debt Service standby fees? Yes [ ] No [X]

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

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

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

5. Location of District

Is the District located entirely within one county? Yes [X] No [ ]

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

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

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

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

Entirely [ ] Partly [ ] Not at all [X]

ETJs in which the District is located: _____

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

If Yes, by whom? Texas Commission on Environmental Quality (4) and City of Kemah (1)

*Purchased from Galveston County Water Control & Improvement District No. 12

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-2. General Fund Expenditures
For the Year Ended March 31, 2026

Purchased services	$	203,358
Professional fees		
Legal		127,181
Audit		15,000
Engineering		99,413
		241,594
Contracted services		
Bookkeeping		21,819
Operator		14,440
Inspection		38,983
		75,242
Repairs and maintenance		106,372
Administrative		
Directors fees		8,605
Insurance		8,545
Other		1,961
		19,111
Other		6,869
Capital outlay		770,000
Total expenditures	$	1,422,546

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-3. Investments
March 31, 2026

Fund	Interest Rate	Maturity Date	Balance at End of Year
General			
Texas CLASS	Variable	N/A	$ 1,044,099
Debt Service			
Texas CLASS	Variable	N/A	389,317
Texas CLASS	Variable	N/A	291,156
			680,473
Capital Projects			
Texas CLASS	Variable	N/A	112,665
Total - All Funds			$ 1,837,237

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-4. Taxes Levied and Receivable
March 31, 2026

	Maintenance Taxes	Debt Service Road Taxes	Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	$ 24,053	$ -	$ -	$ 24,053
Adjustments to Prior Year Tax Levy	333			333
Adjusted Receivable	24,386			24,386
2025 Original Tax Levy	857,490	127,036	285,830	1,270,356
Adjustments	(293)	(44)	(98)	(435)
Adjusted Tax Levy	857,197	126,992	285,732	1,269,921
Total to be accounted for	881,583	126,992	285,732	1,294,307
Tax collections:				
Current year	841,323	124,640	280,441	1,246,404
Prior years	19,392			19,392
Total Collections	860,715	124,640	280,441	1,265,796
Taxes Receivable, End of Year	$ 20,868	$ 2,352	$ 5,291	$ 28,511
Taxes Receivable, By Years				
2025	$ 15,874	$ 2,352	$ 5,291	$ 23,517
2024	4,925			4,925
2023	69			69
Taxes Receivable, End of Year	$ 20,868	$ 2,352	$ 5,291	$ 28,511

	2025	2024	2023
Property Valuations:			
Land	$ 29,464,581	$ 23,047,330	$ 7,073,800
Improvements	100,020,196	59,073,662	1,782,710
Personal Property	312,860	132,270	137,120
Exemptions	(2,805,583)	(3,840,133)	(8,059)
Total Property Valuations	$ 126,992,054	$ 78,413,129	$ 8,985,571
Tax Rates per $100 Valuation:			
Maintenance tax rates	$ 0.675	$ 1.00	$ 1.00
Debt service road tax rates	0.100		
Debt service tax rates	0.225		
Total Tax Rates per $100 Valuation	$ 1.000	$ 1.00	$ 1.00
Adjusted Tax Levy:	$ 1,269,921	$ 784,131	$ 89,856
Percentage of Taxes Collected to Taxes Levied **	98.15%	99.37%	99.92%

* Maximum Maintenance Tax Rate Approved by Voters: $1.50 on May 6, 2023
* Maximum Road Maintenance Tax Rate Approved by Voters: $0.25 on May 6, 2023

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

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-5. Long-Term Debt Service Requirements
Series 2025--by Years
March 31, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 95,000	$ 207,563	$ 302,563
2028	100,000	200,981	300,981
2029	105,000	194,063	299,063
2030	110,000	186,806	296,806
2031	115,000	179,213	294,213
2032	120,000	171,281	291,281
2033	125,000	163,091	288,091
2034	135,000	156,081	291,081
2035	140,000	150,238	290,238
2036	145,000	144,181	289,181
2037	155,000	137,806	292,806
2038	160,000	131,113	291,113
2039	170,000	124,100	294,100
2040	180,000	116,663	296,663
2041	190,000	108,800	298,800
2042	195,000	100,619	295,619
2043	205,000	92,119	297,119
2044	215,000	83,194	298,194
2045	225,000	73,844	298,844
2046	240,000	63,963	303,963
2047	250,000	53,550	303,550
2048	265,000	42,606	307,606
2049	275,000	31,130	306,130
2050	290,000	19,124	309,124
2051	305,000	6,480	311,480
	$ 4,510,000	$ 2,938,609	$ 7,448,609

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-5. Long-Term Debt Service Requirements
Series 2025 Road--by Years
March 31, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 35,000	$ 206,913	$ 241,913
2028	90,000	202,850	292,850
2029	95,000	196,838	291,838
2030	100,000	190,500	290,500
2031	105,000	183,838	288,838
2032	110,000	176,850	286,850
2033	120,000	169,525	289,525
2034	125,000	163,275	288,275
2035	130,000	158,175	288,175
2036	140,000	152,775	292,775
2037	145,000	146,984	291,984
2038	155,000	140,700	295,700
2039	160,000	133,906	293,906
2040	170,000	126,581	296,581
2041	180,000	118,594	298,594
2042	185,000	110,153	295,153
2043	195,000	101,244	296,244
2044	205,000	91,744	296,744
2045	220,000	81,650	301,650
2046	230,000	70,962	300,962
2047	240,000	59,800	299,800
2048	255,000	47,884	302,884
2049	265,000	35,209	300,209
2050	280,000	21,750	301,750
2051	295,000	7,375	302,375
	$ 4,230,000	$ 3,096,075	$ 7,326,075

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
March 31, 2026

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 130,000	$ 414,476	$ 544,476
2028	190,000	403,831	593,831
2029	200,000	390,901	590,901
2030	210,000	377,306	587,306
2031	220,000	363,051	583,051
2032	230,000	348,131	578,131
2033	245,000	332,616	577,616
2034	260,000	319,356	579,356
2035	270,000	308,413	578,413
2036	285,000	296,956	581,956
2037	300,000	284,790	584,790
2038	315,000	271,813	586,813
2039	330,000	258,006	588,006
2040	350,000	243,244	593,244
2041	370,000	227,394	597,394
2042	380,000	210,772	590,772
2043	400,000	193,363	593,363
2044	420,000	174,938	594,938
2045	445,000	155,494	600,494
2046	470,000	134,925	604,925
2047	490,000	113,350	603,350
2048	520,000	90,490	610,490
2049	540,000	66,339	606,339
2050	570,000	40,874	610,874
2051	600,000	13,855	613,855
	$ 8,740,000	$ 6,034,684	$ 14,774,684

See accompanying auditor's report.

City of Kemah Municipal Management District No. 1
TSI-6. Change in Long-Term Bonded Debt
March 31, 2026

	Bond Issue		
	Series 2025	Series 2025 Road	Totals
Interest rate	4.25% - 6.75%	4.00% - 6.50%	
Dates interest payable	9/1; 3/1	9/1; 3/1	
Maturity dates	9/1/26 - 9/1/50	9/1/26 - 9/1/50	
Beginning bonds outstanding	$ 4,510,000	$ -	$ 4,510,000
Bonds issued		4,230,000	4,230,000
Ending bonds outstanding	$ 4,510,000	$ 4,230,000	$ 8,740,000
Interest paid during fiscal year	$ 196,132	$ 90,155	$ 286,287
Paying agent's name and city			
All Series	BOKF, NA, Dallas, Texas		

Bond Authority:	Water, Sewer and Drainage Bonds	Parks and Recreational Bonds	Road Bonds
Amount Authorized by Voters	$ 138,390,000	$ 32,155,000	$ 54,175,000
Amount Issued	(4,510,000)		(4,230,000)
Remaining To Be Issued	$ 133,880,000	$ 32,155,000	$ 49,945,000

Bond Authority:	Water, Sewer and Drainage Refunding Bonds	Parks and Recreational Refunding Bonds	Road Refunding Bonds
Amount Authorized by Voters	$ 138,390,000	$ 32,155,000	$ 54,175,000
Amount Issued			
Remaining To Be Issued	$ 138,390,000	$ 32,155,000	$ 54,175,000

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

Debt Service Fund cash and investments balance as of March 31, 2026:	$ 801,190
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 590,987

See accompanying auditor's report.

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City of Kemah Municipal Management District No. 1
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Four Fiscal Years

	Amounts			
	2026	2025	2024	2023**
Revenues				
Water service	$ 142,568	$ 98,608	$ 85,883	$ -
Sewer service	132,835	55,612	53,284	
Fire Service	38,629	28,785	10,973	
Property taxes	860,714	768,232	81,369	
Penalties and interest	2,417	3,280	4,797	
Inspection Fees	29,400	18,900	38,760	13,260
Miscellaneous		483	20	
Investment earnings	19,139	999	60	
Total Revenues	1,225,702	974,899	275,146	13,260
Expenditures				
Current service operations				
Purchased services	203,358	149,269	137,299	
Professional fees	241,594	153,910	174,754	52,362
Contracted services	75,242	60,734	60,030	8,710
Repairs and maintenance	106,372	99,771	131,409	
Administrative	19,111	17,657	14,196	5,790
Other	6,869	570	1,893	2,313
Capital outlay	770,000			
Total Expenditures	1,422,546	481,911	519,581	69,175
Revenues Over/(Under) Expenditures	(196,844)	492,988	(244,435)	(55,915)
Other Financing Sources				
Developer advances	770,000	125,000	185,000	50,000
Net Change in Fund Balance	573,156	617,988	(59,435)	(5,915)
Fund Balance, Beginning of the year	552,638	(65,350)	(5,915)	
End of the year	$ 1,125,794	$ 552,638	$ (65,350)	$ (5,915)
Total Active Retail Water Connections	375	273	208	N/A
Total Active Retail Wastewater Connections	375	273	208	N/A

*Percentage is negligible
**Unaudited

See accompanying auditor's report.

Percent of Fund Total Revenues			
2026	2025	2024	2023**
12%	10%	31%	
11%	6%	19%	
3%	3%	4%	
70%	79%	30%	
*	*	2%	
2%	2%	14%	100%
	*	*	
2%	*	*	
100%	100%	100%	100%
17%	15%	50%	
20%	16%	64%	395%
6%	6%	22%	66%
9%	10%	48%	
2%	2%	5%	44%
1%	*	1%	17%
63%			
118%	49%	190%	522%
(18%)	51%	(90%)	(422%)

City of Kemah Municipal Management District No. 1
TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Two Fiscal Years

	Amounts		Percent of Fund Total Revenues	
	2026	2025	2026	2025
Revenues				
Property taxes	$ 405,081	$ -	94%	
Penalties and interest	5,007		1%	
Miscellaneous	4,323		1%	
Investment earnings	18,316	227	4%	100%
Total Revenues	432,727	227	100%	100%
Expenditures				
Tax collection services	20,664	25	5%	11%
Debt service				
Interest and fees	286,887		66%	
Total Expenditures	307,551	25	71%	11%
Revenues Over Expenditures	125,176	202	29%	89%
Other Financing Sources				
Proceeds from sale of bonds	310,786	315,708		
Net Change in Fund Balance	435,962	315,910		
Fund Balance, Beginning of the year	315,910			
End of the year	$ 751,872	$ 315,910		

*Percentage is negligible

See accompanying auditor's report.

TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended March 31, 2026

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027

District Business Telephone Number: (713) 860-6400

Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): December 22, 2025

Limit on Fees of Office that a Director may receive during a fiscal year: $ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse-ments	Title at Year End
Board Members				
Keeley Chapman	06/25 - 06/29	$ 2,163	$ 340	President
Grisel Wallace	11/25 - 06/29	750		Vice President
Deborah Bennett	12/25 - 06/29	742	3	Secretary
Vacant				Assistant Secretary
Ryan Hvitlok	02/26 - 06/27	150	13	Assistant Vice President
Kristi Boul	06/23 - 12/25	1,500	123	Former Director
Garrett Pope	08/23 - 11/25	600	168	Former Director
Tim D. Hodes	08/22 - 12/25	1,050	344	Former Director
William Lee Wallace	11/24 - 05/25	300	112	Former Director
Kayla Ray	01/25 - 02/26	1,350	181	Former Director
Consultants		Amounts Paid		
Allen Boone Humphries Robinson LLP	08/22			Attorney
General legal fees		$ 119,469		
Bond counsel		125,047		
Municipal District Services, LLC	08/22	132,586		Operator
District Data Services	08/22	21,107		Bookkeeper
Assessments of the Southwest, Inc.	08/22	12,124		Tax Collector
Galveston Central Appraisal District	Legislation	3,849		Property Valuation
Perdue Brandon Fielder Collins & Mott, LLP	08/23	1,147		Delinquent Tax Attorney

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

See accompanying auditor's report.

Consultants	Date Hired	Amounts Paid		Title at Year End
Kimley-Horn & Associates, Inc.	08/22	$ 104,759		Engineer
McGrath & Co., PLLC	03/24	24,000		Auditor
*R.W.Baird & Co., Inc.	08/22	87,554		Financial Advisor

*Effective April 27, 2026, the District appointed Cedar Creek Municipal Advisors, LLC as its new financial advisor.
See accompanying auditor's report.

APPENDIX B

Specimen Municipal Bond Insurance Policy

MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: $_____ in aggregate principal amount of [NAME OF TRANSACTION] [and maturing on]

Effective Date: _____

Risk Premium: $_____
Member Surplus Contribution: $_____
Total Insurance Payment: $_____

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

SPECIMEN

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

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

SPECIMEN

Notices (Unless Otherwise Specified by BAM)

Email:
claims@buildamerica.com
Address:
1 World Financial Center, 27th floor
200 Liberty Street
New York, New York 10281
Telecopy:
212-962-1524 (attention: Claims)

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