

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

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

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

NEW ISSUE – Book-Entry Only

\$4,000,000
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 55A
(A political subdivision of the State of Texas located within Waller County)
UNLIMITED TAX ROAD BONDS, SERIES 2025

Dated: December 1, 2025

Due: September 1, as shown below

Principal of the Bonds will be payable at stated maturity or redemption upon presentation of the Bonds at the principal payment office of the paying agent/registrar, initially BOKF, NA, Dallas, Texas, (the "Paying Agent/Registrar", "Paying Agent" or "Registrar"). Interest on the Bonds will accrue from December 1, 2025 and be payable on March 1, 2026 and on each September 1 and March 1 thereafter until the earlier of maturity or redemption. The Bonds will be issued only in fully registered form. Interest will be calculated on the basis of a 360-day year of twelve 30-day months. The Bonds are subject to redemption prior to maturity as shown below.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent 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 "BOOK-ENTRY-ONLY SYSTEM."

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIPS

Due Sept. 1	Principal Amount (a)	Interest Rate	Initial Reoffering Yield (b)	CUSIP Number (c)	Due Sept. 1	Principal Amount (a)	Interest Rate	Initial Reoffering Yield (b)	CUSIP Number (c)
2027	\$ 80,000				2040	\$ 155,000 (d)			
2028	85,000				2041	165,000 (d)			
2029	90,000				2042	175,000 (d)			
2030	95,000				2043	185,000 (d)			
2031	100,000				2044	195,000 (d)			
2032	105,000 (d)				2045	205,000 (d)			
2033	110,000 (d)				2046	215,000 (d)			
2034	115,000 (d)				2047	225,000 (d)			
2035	120,000 (d)				2048	235,000 (d)			
2036	130,000 (d)				2049	250,000 (d)			
2037	135,000 (d)				2050	265,000 (d)			
2038	140,000 (d)				2051	275,000 (d)			
2039	150,000 (d)								

- (a) The Initial Purchaser (as defined herein) may elect to designate one or more term bonds. See accompanying Official Notice of Sale and Official Bid Form.
- (b) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser (as herein defined) for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date. Accrued interest from December 1, 2025 is to be added to the price.
- (c) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP numbers set forth herein.
- (d) 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 on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. See "THE BONDS-Redemption Provisions."

The Bonds, when issued, will constitute valid and legally binding obligations of Waller County Municipal Utility District No. 55A (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Waller County, the Master District (defined herein) or any entity other than the District. The Bonds are subject to special risk factors described herein. See "RISK FACTORS."

The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about December 11, 2025.

Bids Due: Wednesday, November 12, 2025, at 9:00 a.m., Houston Time in Houston, Texas
Bid Award: Wednesday, November 12, 2025, at 10:00 a.m., Houston Time in Houston, Texas

TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT	3
OFFICIAL STATEMENT SUMMARY	4
SELECTED FINANCIAL INFORMATION	7
RISK FACTORS	8
THE BONDS.....	16
BOOK-ENTRY-ONLY SYSTEM	21
GRANGE DEVELOPMENT	23
THE DISTRICT	23
MANAGEMENT	25
THE DEVELOPER AND PRINCIPAL TAXPAYER	26
THE ROAD SYSTEM	27
THE SYSTEM	27
MASTER DISTRICT CONTRACT	29
USE AND DISTRIBUTION OF BOND PROCEEDS	31
UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED	32
FINANCIAL STATEMENT (UNAUDITED).....	32
ESTIMATED OVERLAPPING DEBT STATEMENT	33
TAX DATA.....	34
TAX PROCEDURES.....	36
WATER AND SEWER OPERATIONS	42
DEBT SERVICE REQUIREMENTS	43
LEGAL MATTERS	44
TAX MATTERS	45
SALE AND DISTRIBUTION OF THE BONDS	48
MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE	48
PREPARATION OF OFFICIAL STATEMENT	49
CONTINUING DISCLOSURE OF INFORMATION.....	50
MISCELLANEOUS.....	52
AERIAL PHOTOGRAPH	
PHOTOGRAPHS	
INDEPENDENT AUDITOR’S REPORT AND FINANCIAL STATEMENTS FOR THE FISCAL YEAR	
ENDED JULY 31, 2025.....	APPENDIX A

USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, as amended and in effect on the date hereof, this document constitutes an Official Statement with respect to the Bonds that has been “deemed final” by the District as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

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

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

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of duplication costs.

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

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

OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information appearing elsewhere in this Official Statement.

THE FINANCING

- The Issuer* Waller County Municipal Utility District No. 55A (the “District”), a political subdivision of the State of Texas, is located in Waller County, Texas. See “THE DISTRICT.”
- The Issue* \$4,000,000 Unlimited Tax Road Bonds, Series 2025 (the “Bonds”) are issued pursuant to a resolution authorizing the issuance of Bonds (the “Bond Resolution”) of the District’s Board of Directors. The Bonds will be issued as fully registered bonds maturing on September 1 in the years and in the amounts and accruing interest at the rates shown on the cover hereof. Interest on the Bonds accrues from December 1, 2025, and is payable on March 1, 2026, and on each September 1 and March 1 thereafter until the earlier of maturity or prior redemption.
- Redemption* The Bonds maturing on and after September 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District, prior to their maturity dates, on September 1, 2031, or on any date thereafter. Upon redemption, the Bonds will be payable at a price of par plus accrued interest to the date of redemption. See “THE BONDS.”
- Book-Entry-Only System* ... The Depository Trust Company, New York, New York (“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 requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”
- Authority for Issuance* The Bonds are the first series of bonds issued out of an aggregate of \$570,141,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of acquiring or constructing road facilities, and the refunding of such bonds. The Bonds are issued by the District pursuant to the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, a bond election held in the District on May 4, 2024, and the general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas. See “THE BONDS—Authority for Issuance.”
- Source of Payment* The Bonds are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See “TAX PROCEDURES.” The Bonds are obligations of the District and are not obligations of the State of Texas, Waller County, or any other political subdivision or agency other than the District. See “THE BONDS—Source of and Security for Payment.”
- Use of Proceeds* Proceeds from the sale of the Bonds will be used to pay for items shown herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” including to capitalize eighteen (18) months of interest of the Bonds, to pay developer interest, and to pay certain other costs and fees related to the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
- Payment Record* The District has no prior debt history.
- Qualified Tax-Exempt Obligations* The Bonds will be designated “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Qualified Tax- Exempt Obligations.”

*Municipal Bond Rating
and Municipal Bond*

Insurance.....The District has not applied for an underlying rating nor is it expected that the District would have received an investment grade rating had such an application been made.

An application has also been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser and at the Initial Purchaser's expense. See "RISK FACTORS—Risk Factors Related to the Purchase of Municipal Bond Insurance" and MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE."

Legal Opinion.....Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel.

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

Financial Advisor Post Oak Municipal Advisors LLC, Houston, Texas.

EngineerBGE Inc., Houston, Texas.

THE DISTRICT

Description.....The District was created by the division of Waller County Municipal Utility District No. 55 ("WC MUD 55" or the "Master District") which was organized, created and established pursuant to House Bill No. 5393, in the 88th Regular Session of the Texas Legislature, codified as Chapter 8008A, Texas Special District Local Laws Code (the "act"), effective May 9, 2023, and operates in accordance with Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution, and the Texas Water Code, Chapters 49 and 54, as amended. On August 9, 2023, WC MUD 55 adopted an Order Dividing District which divided WC MUD 55 into three districts: WC MUD 55, the District, and Waller County Municipal Utility District No. 55B (WC MUD 55B"). The District is entirely within the boundaries of the Katy Independent School District. The District includes approximately 542 acres of land and is located approximately 36 miles west of downtown Houston. The District is located approximately 1 mile north of U.S Route 90 and south of Morton Road. See "THE DISTRICT" and "AERIAL PHOTOGRAPH" herein.

Grange.....The District is part of a development project known as Grange, which is planned for approximately 1,130 acres at full development. The Grange project currently consist of the District, Waller County Municipal Utility District No. 55 ("WC MUD 55") and Waller County Municipal Utility District No. 55B ("WC MUD 55B") which are collectively referred to herein as the "Participants" and collectively comprise of the area referred to herein as the "Service Area." The Participants are served by WCMUD 55 as the Master District. The Master District serves as a regional provider of the Master District Facilities (defined herein), to the Participants. The District consists of approximately 542 acres, WC MUD 55 consists of approximately 4.2 acres and WC MUD 55B consists of approximately 584 acres. See "GRANGE" and "THE DISTRICT."

Status of Development.....Single-Family Residential: Development in the District currently consists of residential development on approximately 91.81 acres. Homes within District range in price from approximately \$400,000 to \$1,100,000. As of October 8, 2025, there were 46 completed and occupied homes, 54 complete but unoccupied homes (8 of which are model homes), 38 homes under construction (16 homes are under contract for purchase, 20 homes are not under contract for purchase and 2 model homes under construction), and 198 vacant developed lots available for home construction.

In the District, there are approximately 211.67 developable acres that have not been provided with water distribution, wastewater collection and storm drainage facilities and

approximately 238.73 acres that are currently considered not developable. See “RISK FACTORS—Undeveloped Acreage and Vacant Lots.”

Tax-Exempt Property: The following property in the District is exempt from the payment of ad valorem taxes. Katy Independent School District owns approximately 16 of the acres in the District that have not been provided with water distribution, wastewater collection and storm drainage facilities and no improvements have been constructed.

Homebuilders.....Current homebuilders in the District include Chesmar Homes, David Weekly Homes, Drees Custom Homes, Highland Homes, Newmark Homes, Perry Homes, and Westin Homes. New homes in the District range in price from approximately \$400,000 to \$1,100,000.

The DeveloperKaty 2855 Development LLC, a Texas Limited Liability Company, (“Katy 2855”) is a thinly capitalized entity which was created solely to develop the land within the Service Area. Katy 2855 is responsible for developing the improvements to serve Grange and delivers finished lots to the homebuilders within Grange. Katy 2855 is an affiliate of Johnson Development Corp. (“JDC”). JDC is a Houston-based land development company of residential and commercial properties across the country, and, since its establishment in 1975, has been involved in more than 100 projects resulting in the development of more than 40,000 acres devoted to multiple-use commercial parks; office buildings; retail centers; championship golf courses; and residential communities. In Texas, JDC is responsible for the development of several master-planned communities in the Houston, Dallas, Austin, and San Antonio Metropolitan areas including; Cross Creek Ranch; Harvest Green; Jordan Ranch; Jubilee; Riverstone; Imperial; Fall Creek; Tuscan Lakes; Edgewater; Woodforest; Harmony; Grand Central Park; Sienna; Veranda; Willow Creek Farms; Trinity Falls; and Viridian.

Katy 2855 is referred to as the “Developer.” The Developer has developed approximately 91.81 acres within the District as single-family residential lots. The Developer continues to own approximately 434.19 acres within the District.

Principal Taxpayer.....Based upon the 2025 certified tax rolls, the Developer is responsible for approximately 82.41% of the District’s property taxes. Katy 2855 owns approximately 434.19 acres in the District. See “TAX DATA—Principal Taxpayers,” “THE DEVELOPER AND PRINCIPAL TAXPAYER” and “RISK FACTORS – Dependence on Principal Taxpayers and the Developer.”

Master District Facilities..WC MUD 55, in its capacity as the provider of regional water, wastewater, drainage facilities (the “Master District System Facilities”); regional arterial, collector, and thoroughfare roads and improvements in aid thereof (the “Master District Road Facilities”); regional park and recreational facilities (“Master District Recreational Facilities”); and firefighting facilities necessary to serve the Service Area, which includes the District (collectively, referred to herein as the “Master District Facilities”), constructs the Master District Facilities and provides services from those Master District Facilities. Each Participant, including the District, is obligated severally, but not jointly, to make contract payments to the Master District in an amount sufficient to pay its debt service requirements on contract revenue bonds issued by the Master District. The Master District has not issued any Bonds to date. See “MASTER DISTRICT CONTRACT” and “RISK FACTORS – Contract Tax.”

RISK FACTORS

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS AND ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THE ENTIRE OFFICIAL STATEMENT FOR A DISCUSSION OF RISK FACTORS, INCLUDING PARTICULARLY THE SECTION CAPTIONED “RISK FACTORS.”

SELECTED FINANCIAL INFORMATION

2025 Certified Taxable Assessed Valuation.....	\$16,681,278 (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	\$86,881,790 (b)

Gross Debt Outstanding (after the issuance of the Bonds).....	\$4,000,000
Estimated Overlapping Debt.....	\$1,008,878 (c)
Gross Debt and Estimated Overlapping Debt.....	\$5,008,878

Ratios of Gross Debt to:

2025 Certified Taxable Assessed Valuation.....	23.98%
Estimated Taxable Assessed Valuation as of August 1, 2025.....	4.60%

Ratios of Gross Debt and Estimated Overlapping Debt to:

2025 Certified Taxable Assessed Valuation.....	30.03%
Estimated Taxable Assessed Valuation as of August 1, 2025.....	5.77%

Fund Balances Available as of October 8, 2025:

Operating Fund.....	\$335,873 (d)
Road Capital Projects Fund.....	\$0 (e)
Road Debt Service Fund.....	\$0 (f)

2025 Tax Rate:

Debt Service.....	\$0.000
Maintenance and Operations.....	1.500
Total.....	\$1.500

Projected Average Annual Debt Service Requirements (2026-2051)

on the Bonds ("Average Requirement").....	\$285,742
---	-----------

Projected Maximum Annual Debt Service Requirements (2050)

on the Bonds ("Maximum Requirement").....	\$293,350
---	-----------

Projected tax rate required to pay the Average Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$1.81 /\$100 A.V.
Estimated Taxable Assessed Valuation as of August 1, 2025 at a 95% collection rate.....	\$0.35 /\$100 A.V.

Projected tax rate required to pay the Maximum Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$1.86 /\$100 A.V.
Estimated Taxable Assessed Valuation as of August 1, 2025 at a 95% collection rate.....	\$0.36 /\$100 A.V.

- (a) As certified by the Waller County Appraisal District (the "Appraisal District"). **The Certified Value does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has also been excluded from all road bond calculations associated with the Bonds.** See "TAX PROCEDURES."
- (b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on August 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025, and January 1, 2026 will be certified as of January 1, 2026, and provided for purposes of taxation in the fall of 2026. See "TAX PROCEDURES."
- (c) See "ESTIMATED OVERLAPPING DEBT STATEMENT."
- (d) See "RISK FACTORS – Operating Funds."
- (e) To be initially funded upon closing of the Bonds.
- (f) To be initially funded upon closing of the Bonds with accrued interest and eighteen (18) months of capitalized interest on the Bonds. Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Road Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

PRELIMINARY OFFICIAL STATEMENT

\$4,000,000

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 55A
(A political subdivision of the State of Texas located within Waller County)
UNLIMITED TAX ROAD BONDS, SERIES 2025

This Official Statement provides certain information in connection with the issuance by Waller County Municipal Utility District No. 55A (the “District”) of its \$4,000,000 Unlimited Tax Road Bonds, Series 2025 (the “Bonds”).

The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, the general laws of the State of Texas regarding the issuance of bonds by political subdivisions of the State of Texas, an election held in the District, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”).

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and the development of land within the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from the District upon payment of the costs of duplication therefore.

RISK FACTORS

General

The Bonds, which are obligations of the District and not obligations of the State of Texas, Waller County, the Master District, or any other political entity other than the District, will be secured by a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities.

Dependence on Principal Taxpayers and the Developer

THERE IS A HIGH CONCENTRATION OF DEVELOPER OWNERSHIP OF TAXABLE VALUE IN THE DISTRICT. The District is in the early stages of development. Based upon the 2025 certified tax rolls, the ten largest principal taxpayers are responsible for payment of 99.80% of the District’s property taxes. According to such tax rolls, Katy 2855 Development LLC (“Katy 2855” or “The Developer”), is responsible for approximately 82.41% of the District’s 2025 taxes levied on approximately \$13,747,478 in taxable property value. See “TAX DATA—Principal Taxpayers” and “THE DEVELOPER AND PRINCIPAL TAXPAYER” herein. The ability of the Developer or any principal taxpayer 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. If, for any reason, any one or more principal taxpayers do not pay taxes due or do not pay in a timely manner, the District may need to levy additional taxes or use other funds available for debt service purposes. However, the District has not covenanted in the Bond Resolution, nor is it required by Texas law, to maintain any particular balance in its Debt Service Funds or any other funds to allow for any such delinquencies. Therefore, failure by one or more principal taxpayers to pay their taxes on a timely basis in amounts in excess of the District’s available funds could have a material adverse effect upon the District’s ability to pay debt service on the Bonds on a current basis.

The Developer has informed the District that its current plan is to continue developing its property in the District and/or marketing lots. However, neither the Developer nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the furnishing of any information related to any proposed development should not be interpreted as a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer and other landowners to implement any plan of development. Furthermore, there is no restriction on any landowner’s right to sell land. The District can make no prediction as to the effects that current or future economic conditions or governmental circumstances may have on any plans of the Developer, its affiliates or any other landowners. See “THE DEVELOPER AND PRINCIPAL TAXPAYER” and “THE DISTRICT—Status of Development.”

Undeveloped Acreage and Vacant Lots

To date, there are approximately 211.67 undeveloped but developable acres within the District that have not been provided with water, wastewater, drainage, road, and other facilities necessary for the construction of taxable improvement. There are currently 198 vacant developed lots available for home construction owned by the homebuilders (30 lots in Grange Section 1, 65 lots in Grange Section 2, 61 lots in Grange Section 3, 16 lots in Grange Section 4 and 26 lots in Grange Section 5). Future increases in value will result primarily from the construction of lots and homes. The District makes no representation as to when or if development of the undeveloped but developable acreage will occur or that the lot sales and building program will be successful. See “THE DISTRICT – Status of Development.”

Operating Funds

The District’s only current significant sources of revenue to pay its operating expenses are advances from the Developer and maintenance tax proceeds. The District levied a 2025 maintenance and operation tax rate of \$1.50 per \$100 of assessed valuation. The District’s Operating Fund balance at October 8, 2025 was \$335,873. Attaining and maintaining a positive Operating Fund balance will depend upon (1) continued development, and increased amounts of maintenance tax revenue (2) and, if needed, developer advances. In the event that funds are not made available by the Developer, the District will be required to levy a maintenance tax at a rate sufficient to fund its operating expenses. Such a tax, when added to the District’s debt service tax, may result in a total District tax in excess of similar developments and could adversely affect continued development of the District, as well as the willingness of taxpayers to pay taxes on their property. See “GENERAL FUND.”

Impact on District Tax Rates

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their taxes. The 2025 Certified Taxable Assessed Valuation of the District is \$16,681,278 and the Estimated Taxable Assessed Valuation as of August 1, 2025 is \$86,881,790. See “FINANCIAL STATEMENT (UNAUDITED).” After issuance of the Bonds, the projected maximum annual debt service requirement on the Bonds will be \$293,350 (2050) and the projected average annual debt service requirement on the Bonds will be \$285,742 (2026-2051). Assuming no increase or decrease from the 2025 Certified Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$1.86 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected maximum annual debt service requirement of \$293,350 and a tax rate of \$1.81 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected average annual debt service requirement of \$285,742. Assuming no increase or decrease from the Estimated Taxable Assessed Valuation as of August 1, 2025 and no use of funds other than tax collections, a tax rate of \$0.36 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected maximum annual debt service requirement of \$293,350 and a tax rate of \$0.35 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the projected average annual debt service requirement of \$285,742.

Although calculations have been made regarding projected average and projected maximum tax rates necessary to pay the debt service on the Bonds based upon the 2025 Certified Taxable Assessed Valuation and Estimated Taxable Assessed Valuation as of August 1, 2025, the District makes no representations regarding the future level of assessed valuation within the District. Increases in taxable values depend primarily on the continuing construction of taxable improvements within the District. See “TAX PROCEDURES” and “TAX DATA—Tax Adequacy for Debt Service.”

Debt Burden on Property Within the Service Area

The total tax rate paid by property owners within the Service Area is a major factor in the demand for single-family homes within the Service Area. The Master District Contract requires that each of the Participants make Contract Payments (defined herein) from the Contract Tax (defined herein). In addition, other contract tax payments are required of the Participants by the Master District Contract. See “MASTER DISTRICT CONTRACT.” Furthermore, each Participant will be required to levy taxes on taxable property within its boundaries (without legal limit as to rate or amount) to pay annual principal and interest on any unlimited tax bonds issued in the future by the Participant to fund internal water, wastewater, drainage, and road facilities within the Participant’s boundaries. Each Participant may also levy taxes on property within its boundaries to pay operations and maintenance expenses.

For the 2025 tax year, the District levied a total tax rate of \$1.50. WC MUD 55 as the Master District has not levied a tax rate to date but may levy a tax rate at a future date. The tax rate that may be required to service debt on any bonds issued by the Master District or a Participant is subject to numerous uncertainties such as the growth of taxable values within such district, the amount of the bonds issued, regulatory approvals, construction costs and market interest rates. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated in the Service Area will be competitive with the tax rates of competing projects. To the extent that such composite tax rates are not competitive with competing developments, the growth of property tax values in the Service Area and the investment quality or security of the Bonds could be adversely affected. In addition, the Participants are within the taxing jurisdiction of other taxing entities, including Harris County and Waller Independent School District, as applicable. Each of these entities currently levies various taxes on property within the boundaries, as applicable, of the Participants in addition to the other taxes listed above.

Contract Tax

By execution of the Master District Contract, the District and WC MUD 55, in its capacity as a participant district (together, the “Participants”), are each obligated to pay a pro rata share of annual debt service on the Contract Revenue Bonds based upon the certified gross assessed valuation of each of the Participants. See “TAX DATA—Contract Tax” and “—Historical Tax Rate Distribution.” The Master District is authorized pursuant to the Master District Contract to issue contract revenue bonds in the principal aggregate amount of \$1,356,865,000 for Master District System Facilities (defined herein), \$650,810,000 for Master District Road Facilities (defined herein) and \$120,690,000 for Master District Park Facilities (defined herein). See “MASTER DISTRICT CONTRACT.” Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such authorized amount. The District, as a Participant, is obligated to pay its pro rata share of annual debt service on any contract revenue bonds from the proceeds of ad valorem taxes levied by the District for such purpose (the “Contract Tax”) or from any other lawful source of District income. The Master District has not issued any contract revenue bonds to date. The Master District expects to issue contract revenue bonds in the future.

Future Debt

The District reserves in the Bond Resolution the right to issue the remaining (i) \$566,141,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing road facilities and the refunding of such bonds after the issuance of the Bonds, (ii) \$543,400,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and the refunding of such bonds, (iii) \$96,700,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing park and recreational facilities and the refunding of such bonds.

The Developer has financed or is financing the engineering and construction costs of water, sewer, drainage, road and park facilities to serve development in the District. After reimbursement from proceeds of the sale of the Bonds, the Developer will have expended approximately \$7,218,000 (as of October 8, 2025) for design, construction and acquisition of District utilities, District road facilities, and District park and recreational facilities not yet reimbursed. It is anticipated that proceeds from future issues of District bonds will be used, in part, to reimburse the Developer and the Master District for these costs to the extent allowed by the Texas Commission on Environmental Quality (the “Commission” or the “TCEQ”), if applicable. The District makes no representation that any additional development will occur within the District. Further, the principal amount of parks and recreational facilities bonds sold by the District is limited to one percent 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 but not three percent of the value of the taxable property in the District. See “THE BONDS—Issuance of Additional Debt.” Issuance of additional bonds could dilute the investment security for the Bonds.

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value of property for single family residences and land. The market value of such homes and land is related to general economic conditions in the greater Houston metropolitan area, the State of Texas and the nation and those conditions can affect the demand for such properties. Demand for lots of this type and the construction of structures thereon can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets”

below), construction costs and the prosperity and demographic characteristics of the urban center toward which the marketing of such property is directed. 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.

Competition

The demand for and construction of single-family homes in the District, could be affected by competition from other residential developments including other residential developments located in Waller County. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District and in more established neighborhoods. Such homes could represent additional competition for new homes proposed to be sold within the District.

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

Increase in Costs of Building Materials

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

Credit Markets and Liquidity in the Financial Markets

Interest rates and the availability of development funding have a direct impact on construction activity, particularly short-term interest rates at which landowners are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 36 miles west of the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the greater Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston and decline in the nation's real estate and financial markets could adversely affect development in the District and restrain the growth of or reduce the value of the District's property tax base.

Severe Weather

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

The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017 and brought historic levels of rainfall during the successive four days.

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

Specific Flood Type Risks

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

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

Potential Effects of Oil and Gas Price Fluctuations on the Houston Area

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

Landowner Obligation to the District

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

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by market conditions limiting the proceeds from a foreclosure sale of taxable property and collection procedures. 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. The costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may

allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See “TAX PROCEDURES—District’s Rights in the Event of Tax Delinquencies.”

Registered Owners’ Remedies and Bankruptcy Limitations

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

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owners’ remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it is (1) authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the Commission as a condition to seeking relief under the Federal Bankruptcy Code. The Commission is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

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

A district may not be forced into bankruptcy involuntarily.

Continuing Compliance with Certain Covenants

The Bond Resolution contains covenants by the District intended to preserve the exclusion from gross income for federal income tax purposes of interest on the Bonds. Failure by the District to comply with such covenants in the Bond Resolution 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.”

Marketability

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

Environmental Regulations

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

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

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

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

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

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

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the

inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA's attainment deadlines. These additional controls could have a negative impact on the HGB Area's economic growth and development.

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

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

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

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

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

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

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

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

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

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 tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers should consult with their own tax advisors with respect to any proposed, pending or future legislation.

Risk Factors Related to the Purchase of Municipal Bond Insurance

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

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

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

Neither the District nor the Initial Purchaser has made independent investigations into the claims paying ability of the insurer and no assurance or representation regarding the financial strength or projected financial strength of the insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims-paying ability of the insurer, particularly over the life of the investment. See “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.”

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. The Bond Resolution authorizes the issuance and sale of the Bonds and prescribes the terms, conditions, and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds will be dated and accrue interest from December 1, 2025, which interest is payable on March 1, 2026, and on September 1 and March 1 thereafter, until the earlier of maturity or prior redemption. The Bonds mature on September 1 in the amounts and years and bear interest at the rates shown on the cover page of this Official Statement. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

The Bonds will be issued in fully registered form in denominations of \$5,000 or integral multiples thereof.

Authority for Issuance

At a bond election held within the District on May 4, 2024, the voters of the District authorized the issuance of a total of \$570,141,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities and the refunding of such bonds. The Bonds are being issued pursuant to such authorization. After issuance of the

Bonds, \$566,141,000 principal amount of unlimited tax bonds will remain authorized but unissued for the purpose of acquiring or constructing road facilities. See “Issuance of Additional Debt” below.

The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, House Bill 5393, an act of the 88th Legislature of the State of Texas enacted on June 11, 2023, codified as Chapter 8008A of the Texas Special District Local Laws Code, the general laws of the State of Texas regarding the issuance of bonds by political subdivisions of the State of Texas, an election held in the District, the Bond Resolution.

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

Method of Payment of Principal and Interest

In the Bond Resolution, the Board has appointed BOK Financial in Dallas, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America which, on the date of payment, is legal tender for the payment of debts due the United States of America, upon their presentation and surrender as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Houston, Texas. Interest on each Bond shall be payable by check or draft payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owners as shown on the Register on the fifteenth (15th) day (whether or not a business day) of the month prior to each interest payment date (defined herein as the “Record Date”), to the address of such Registered Owner as shown on the Paying Agent/Registrar’s records (the “Register”) or by such other customary banking arrangements as may be agreed to by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

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

Source of and Security for Payment

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

The Bonds are obligations of the District and are not the obligations of the State of Texas, Waller County, the Master District or any entity other than the District.

Funds

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

Accrued interest and eighteen (18) months of capitalized interest on the Bonds shall be deposited into the Road Debt Service Fund upon receipt. The remaining proceeds from sale of the Bonds, including interest earnings thereon, shall be deposited into the Road Capital Projects Fund to pay the costs of acquiring or constructing District road facilities, to pay developer interest and to pay the costs of issuing the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a more complete description of the use of Bond proceeds.

No Arbitrage

The District will certify as of the date the Bonds are delivered and paid for 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 in the Bond Resolution that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds, and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

Record Date

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

Redemption Provisions

The District reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2032, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2031, or on any date thereafter, at a price of par plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of Bonds to be redeemed shall be selected by the District. If less than all the Bonds of any maturity are redeemed at any time, the particular Bonds within a maturity to be redeemed shall be selected by the Paying Agent/Registrar by lot or other customary method of selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

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

Registration and Transfer

BOK Financial is the initial paying agent/registrar (the “Paying Agent/Registrar,” “Paying Agent” or “Registrar”) for the Bonds. So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution. While the Bonds are in the book-entry-only system, the Bonds will be registered in the name of Cede & Co. and will only be transferred in accordance with the procedures described herein under “BOOK-ENTRY-ONLY SYSTEM.”

Replacement of Paying Agent/Registrar

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

under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority, to act as Paying Agent/Registrar for the Bonds.

Lost, Stolen or Destroyed Bonds

In the event the book-entry-only system is discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, stolen or destroyed, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding. Registered Owners of lost, stolen or destroyed bonds will be required to pay the District's costs to replace such bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

Issuance of Additional Debt

After issuance of the Bonds, the District will have (i) \$566,141,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing road facilities and the refunding of such bonds, (ii) \$543,400,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and the refunding of such bonds, (iii) \$96,700,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing park and recreational facilities, and the refunding of such bonds. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District. See "USE AND DISTRIBUTION OF BOND PROCEEDS—Future Debt" and "UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED."

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. The District has prepared a detailed park plan and voters in the District authorized the issuance of \$96,700,000 principal amount of unlimited tax bonds for park and recreational facilities. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park projects and bonds by the Commission; and (b) approval of the bonds by the Attorney General of Texas. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District, 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 three percent (3%) of the value of the taxable property in the District.

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) approval of a detailed fire plan by the Commission; (b) authorization of fire bonds by the District's voters at an election; and (c) approval of bonds by the Commission and the Attorney General of Texas. The Board has not considered preparing such a fire plan or calling such an election at this time.

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

Consolidation

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

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observance or performance

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

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Defeasance

The Bond Resolution provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest, and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct 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 that mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

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

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

BOOK-ENTRY-ONLY SYSTEM

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

The Depository Trust Company, New York, New York ("DTC"), will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. With respect to the Bonds, one fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by 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 from S&P Global Ratings of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations

providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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

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

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

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

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

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

GRANGE DEVELOPMENT

The District is part of a master-planned community known as Grange, covering approximately 542 acres of land within the District and planned for approximately 1,130 acres at full development. The Grange community consists of the District, Waller County Municipal Utility District No. 55B (“WC MUD 55B”) and WC MUD 55 in its capacity as a participant district (collectively, the “Participants”). WC MUD 55, in its capacity as the Master District, provides regional wastewater collection and treatment facilities, water supply and delivery facilities, detention and drainage facilities, park and recreational facilities and road facilities that are arterial, collector or major thoroughfare roads, to land within its Service Area (the “Service Area”), which is comprised of land within the District and WCMUD 55 and WCMUD 55B.

THE DISTRICT

General

The District was created by the division of Waller County Municipal Utility District No. 55 (“WC MUD 55” or the “Master District”) which was organized, created and established pursuant to House Bill No. 5393, in the 88th Regular Session of the Texas Legislature, codified as Chapter 8008A, Texas Special District Local Laws Code (the “act”), effective May 9, 2023, and operates in accordance with Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution, and the Texas Water Code, Chapters 49 and 54, as amended. On August 9, 2023, WC MUD 55 adopted an Order Dividing District which divided WC MUD 55 into three districts: WC MUD 55, the District, and Waller County Municipal Utility District No. 55B (WC MUD 55B”). The District is entirely within the boundaries of the Katy Independent School District. The District includes approximately 542 acres of land and is located approximately 1 mile north of U.S Route 90 and south of Morton Road. See “AERIAL PHOTOGRAPH” herein.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities and for the construction, operation and maintenance of macadamized, graveled or paved roads and turnpikes. The District is also empowered to establish parks and recreational facilities, to contract for or employ its own peace officers and, after approval by the Commission and the voters of the District, to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts.

The Commission exercises continuing supervisory jurisdiction over the District. Construction and operation of the District’s system are subject to the regulatory jurisdiction of additional government agencies, including Waller County and Brookshire-Katy Drainage District. See “WATER SUPPLY AND WASTEWATER TREATMENT.”

Description and Location

The District encompasses approximately 542 acres of land. The District is located approximately 36 miles west of the central downtown business district of the City of Houston. The District is located within Waller County. The District lies within the boundaries of Katy Independent School District. Access to the District is provided via Interstate Highway 10, north on Morris Oliver Way and west of Franz Road. See “AERIAL PHOTOGRAPH.”

Status of Development

Single-Family Residential: Development in the District currently consists of residential development on approximately 91.81 acres. Homes within District range in price from approximately \$400,000 to \$1,100,000. As of October 8, 2025, there were 46 completed and occupied homes, 54 complete but unoccupied homes (8 of which are model homes), 38 homes under construction (16 homes are under contract for purchase, 20 homes are not under contract for purchase and 2 model homes are under construction), and 198 vacant developed lots available for home construction.

Status of Development

Section	Completed Occupied	Completed Unoccupied	Models	Sold Homes Not Started	Under Construction	Under Construction (Under Contract)	Under Construction (Not Under Contract)	Vacant Developed Lots
Model Home Park	0	8	8	0	0	0	0	0
Grange Section 1	21	7	0	7	4	1	3	30
Grange Section 2	13	12	2	7	11	6	5	65
Grange Section 3	4	14	0	6	12	2	10	61
Grange Section 4	8	13	0	0	4	3	1	16
Grange Section 5	0	0	0	3	7	4	3	26
	46	54	10	23	38	16	22	198

In the District, there are approximately 211.67 developable acres that have not been provided with water distribution, wastewater collection and storm drainage facilities and approximately 238.73 acres that are currently considered not developable. See “RISK FACTORS—Undeveloped Acreage and Vacant Lots.”

Tax-Exempt Property: The following property in the District is exempt from the payment of ad valorem taxes. Katy Independent School District owns approximately 16 of the acres in the District that have not been provided with water distribution, wastewater collection and storm drainage facilities and no improvements have been constructed.

Homebuilders

Current homebuilders in the District include Chesmar Homes, David Weekly Homes, Drees Custom Homes, Highland Homes, Newmark Homes, Perry Homes, and Westin Homes. New homes in the District range in price from approximately \$400,000 to \$1,100,000.

Land Use

The District currently includes 336 single-family residential lots developed on approximately 91.81 acres, approximately 211.67 developable acres that have not been provided with water distribution, wastewater collection and storm drainage facilities that includes approximately 16 acres for a school site, which will be exempt from ad valorem taxes, and approximately 238.73 undevelopable acres that are currently considered not developable (public rights-of-way, drainage ditches, detention ponds, open spaces, easements, parks, utility sites and plant sites). The following tables represent a detailed breakdown of the current acreage and development in the District as of October 8, 2025. The following table has been provided by the Engineer and represents the current land use within the District.

<i>Single Family Residential</i>	Approximate Acres	Lots
Model Home Park.....	7.89	8
Grange Section 1.....	18.81	62
Grange Section 2.....	20.83	101
Grange Section 3.....	23.95	91
Grange Section 4.....	10.42	41
Grange Section 5.....	9.91	33
Subtotal.....	91.81	336
Future Development	195.67	
Future School Site (tax-exempt).....	16.00	
Non-Developable (a).....	238.73	
Total.....	542.21	

(a) This includes public rights-of-way, drainage ditches, detention ponds, open spaces, easements, parks, utility sites and plant sites.

MANAGEMENT

Board of Directors

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

The directors and officers of the District are listed below:

<u>Name</u>	<u>District Board Title</u>	<u>Term Expires</u>
Richard Stanfield	President	May 2028
Michael Pinion	Vice President	May 2028
Sheree Speck	Assistant Vice President	May 2026
Bryton Nyman	Secretary	May 2026
Lanette Hale	Assistant Secretary	May 2026

While the District does not employ a general manager or any other full-time employees, it has contracted certain services as follows:

Tax Assessor/Collector

The District has appointed an independent tax assessor/collector to perform the tax collection function. B&A Municipal Tax Service LLC has been employed by the District to serve in this capacity.

Bookkeeper

The District has engaged Myrtle Cruz, Inc., to serve as the District's bookkeeper.

System Operator

The District contracts with Si Environmental for maintenance and operation of the District's system.

Engineer

The consulting engineer for the District in connection with the design and construction of the District's facilities is BGE, Inc. (the "Engineer").

Bond Counsel

The District has engaged Allen Boone Humphries Robinson LLP as general counsel and as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid 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 on the sale and delivery of the Bonds.

Financial Advisor

Post Oak Municipal Advisors LLC (the "Financial Advisor") serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon sale and delivery of the Bonds. An employee of the Financial Advisor is directly related to the President and Chief Executive Officer of JDC. There are no client relationships between the Financial Advisor and Katy 2855 or JDC.

Auditor

As required by the Texas Water Code, the District retains an independent accountant to audit the District's financial statements annually, which audited financial statements are filed with the Commission. The District's financial

statements for the fiscal year ended July 31, 2025, have been audited by McGrath & Co., PLLC. See “APPENDIX A” for a copy of the District’s July 31, 2025, audited financial statements.

THE DEVELOPER AND PRINCIPAL TAXPAYER

Role of a Developer

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

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, construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. Circumstances surrounding development within the District may differ from circumstances surrounding development of other land in several respects, including the existence of different economic conditions, financial arrangements, homebuilders, geographic location, market conditions, and regulatory climate.

The Developer

Katy 2855 Development LLC, a Texas Limited Liability Company, (“Katy 2855”) is a thinly capitalized entity which was created solely for to developing the land within Service Area. Katy 2855 is responsible for developing the improvements to serve Grange and delivers finished lots to the homebuilders within Grange. Its assets consist primarily of the land it owns in the Service Area and the receivables due from the Master District and the District for development costs. Katy 2855 is an affiliate of Johnson Development Corp. (“JDC”). JDC is a Houston-based land developer of residential and commercial properties across the country, and, since its establishment in 1975, has been involved in over 100 projects resulting in the development of more than 40,000 acres devoted to multiple-use commercial parks; office buildings; retail centers; championship golf courses; and residential communities. In Texas, JDC is responsible for the development of several master-planned communities in the Houston, Dallas, Austin, and San Antonio Metropolitan areas including; Cross Creek Ranch; Harvest Green; Jordan Ranch; Jubilee; Riverstone; Imperial; Fall Creek; Tuscan Lakes; Edgewater; Woodforest; Harmony; Grand Central Park; Sienna; Veranda; Willow Creek Farms; Trinity Falls; and Viridian.

Katy 2855 currently owns approximately 434.19 acres in the District, of which 172.59 acres are planned for future development. Lot construction began in the second quarter of 2024 and Katy 2855 plans to develop the remaining developable acreage in the District and market the land to homebuilders for single-family residential use and commercial users.

According to the District’s 2025 certified tax rolls, Katy 2855 is the largest taxpayer in the District and is responsible for approximately 82.41% of the District’s 2025 taxes levied on approximately \$13,747,478 in taxable property value.

The Developer is not obligated to pay principal of or interest on the Bonds. Prospective purchasers are encouraged to investigate Grange in order to acquaint themselves with the nature of development that has occurred or is occurring within the boundaries of the District. See “RISK FACTORS.”

Developer Financing

On June 12, 2024, Katy 2855 obtained a development line of credit from Third Coast Bank to finance the development within the District. The loan is secured by a first lien deed of trust on the land in the Service Area, owned by Katy

2855. The outstanding balance on the loan as of October 1, 2025, was \$7,669,482.68, and maturing on June 12, 2027. According to Katy 2855, it is in compliance with all material conditions of the loan.

Homebuilding

The Developer has developed or is currently developing all existing lots within the District and retains ownership of developed lots until the lots are taken down for home construction by the builders. Pursuant to the lot sales agreements with the builders, once the lots are conveyed, the builders are entitled to 100% of such developed and conveyed lots.

THE ROAD SYSTEM

The District constructed the internal arterial, collector, and thoroughfare roads necessary to serve the District. The major thoroughfares and collectors consist of stabilized curb and gutter, concrete and asphalt pavement, and bridges. In addition to the major thoroughfares and collectors, internal roadways have been or are being constructed by the District. All roadways constructed by the District are designed and constructed in accordance with the County standards, rules, and regulations. In the event that the County were to fail to accept the District's road facilities, the District is expected to include the cost of maintenance of same in the District's operation and maintenance expenses, and such cost could be significant.

These roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, sewer and drainage facilities are also located within the right-of-way and right-of-way-adjacent public easements. The right-of-way is also shared by street lights, sidewalks and franchise utilities (power, gas, telephone and cable).

Master District Road Facilities

The Master District, in its capacity as the provider of facilities for regional arterial, collector and major thoroughfare roads and improvements in aid thereof ("Master District Road Facilities") necessary to serve the Service Area, will construct the Master District Road Facilities. The major arterial, collector and thoroughfare roads necessary to serve the Service Area include, but are not limited to, Franz Road, Schlipf Road, and Morton Road. The major thoroughfare and collectors consist of stabilized curb and gutter, 7-inch or 10-inch concrete pavement and includes bridges.

All roadways are designed and constructed in accordance with Waller County standards, rules and regulations. To date, Waller County has not accepted the Master District Road Facilities for operation and maintenance and is responsible for operation and maintenance thereof. In the event Waller County were to fail to accept the Master District Road Facilities, the Master District is expected to include the cost of maintenance of same in the Master District's operation and maintenance expenses to be shared by the MUD Participants in accordance with the Master District Contract, and such cost could be significant.

These roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, sewer, and drainage facilities are located within the right-of-way. The right-of-way is also shared by street lights, sidewalks and franchise utilities (power, gas, telephone and cable).

THE SYSTEM

General

The internal water distribution, sewage collection, stormwater and detention facilities, and internal park facilities are being provided by the District. The regional water supply and distribution facilities, regional sewage collection and treatment facilities, regional stormwater and detention facilities, regional park facilities, regional roadways, and other services and facilities permitted by law necessary to serve the District are provided by the Master District pursuant to the Master District Contract. See "MASTER DISTRICT CONTRACT."

Regulation

According to the Engineer, the District's roadways, water distribution, wastewater collection, storm drainage, and detention facilities (collectively, the "System") have been designed in accordance with accepted engineering practices and the then current requirements of various entities having regulatory or supervisory jurisdiction over the construction

and operation of such facilities. The construction of the System was required to be accomplished in accordance with the standards and specifications of such entities and is subject to inspection by each such entity. Operation of the System must be accomplished in accordance with the standards and requirements of such entities. The Commission exercises continuing supervisory authority over the District. Discharge of treated sewage is subject to the regulatory authority of the Commission and the U.S. Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory authority of Waller County and the Brookshire-Katy Drainage District and, in some instances, the Commission. Construction of roadways is subject to the regulatory authority of Waller County. The regulations and requirements of entities exercising regulatory jurisdiction over the System are subject to further development and revision which, in turn, could require additional expenditures by the District in order to achieve compliance. The following descriptions are based upon information supplied by the District's Engineer.

Master District Water Supply

Waller County Municipal Utility District No. 55 in its capacity as the Master District (the "Master District") is responsible for providing major water supply and distribution facilities to the Participants located within the approximately 1,130-acre Service Area. The District, WC MUD 55 and Waller County Municipal Utility District No. 55B ("WC MUD 55B") are collectively referred to herein as the "Participants." The Participants will finance their respective shares of the water supply facilities by a contract tax paid by each Participant to the Master District. The Participants receive potable water from Water Well No. 1 (500 gpm) at Water Plant No. 1, which is owned and operated by the Master District. Under the Master District Contract, capacity from the Master District is reserved through the payment of Monthly Charges by each Participant or through capital contributions toward construction costs. See "MASTER DISTRICT CONTRACT." The future facilities will be funded through the sale of contract revenue bonds by the Master District. The Master District's water supply is currently capable of serving 625 equivalent single-family connections ("ESFCs").

Master District Wastewater Treatment Plant

The Master District is responsible for providing major wastewater collection and treatment facilities to the Service Area. The Participants will finance their share of the wastewater treatment facilities by a contract tax paid by each Participant to the Master District. The District receives wastewater treatment service from a wastewater treatment plant, servicing 0.2 million gallons per day ("MGD"), which is leased from AUC Group, L.P. ("AUC") for a term of sixty months (60) with payments commencing August 1, 2025. Based on the existing capacity of 200,000 gpd, the wastewater treatment facility is capable of serving 667 equivalent single-family connections.

Drainage

The undeveloped land in the District drains naturally into Snake Creek. Internal stormwater collection lines are and will be constructed for drainage system improvements to serve the District. The District's storm drainage collection system will consist of curb and gutters. This system will serve the entire District's drainage area and will convey flows to several storm water detention basins owned and maintained by the Master District. The detention basins will ultimately drain to Snake Creek.

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 rain storm of such intensity to statistically have a one percent chance of occurring in any given year. According to the District's Engineer, approximately 51.3 acres of undevelopable acreage and 113.9 acres of developable acreage within the District are currently located within the 100-year flood plain. Land proposed for development within the 100-year flood plain will be elevated with fill dirt to an elevation at or above the 100-year flood plain elevation to ensure that future finished floor elevations are above the 100-year floodplain based upon the new flood plain maps. Additionally, the District's storm water drainage system has been designed and constructed in accordance with current applicable regulatory standards for a development of this size and location. See "RISK FACTORS—Severe Weather."

Atlas 14

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in 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 located within the expanded boundaries of the floodplain. See “100-Year Flood Plain” above.

MASTER DISTRICT CONTRACT

Each Participant has executed the Contract for Financing, Operation, and Maintenance of Regional Water, Sanitary Sewer, Storm Sewer, Park, Road and Other Grange Facilities (the “Master District Contract”) and each Participant obtained the approval of the Master District Contract from the voters of the Participant at an election held within its boundaries. WC MUD 55B held a bond election on November 5, 2024 and became a “Participant” at that time. The Master District Contract dictates and defines what comprises Master District Facilities, the financing and construction of the Master District Facilities, and the operation and maintenance of the Master District Facilities that serves all of the Participants land (the “Service Area”).

The Master District System Facilities are defined, described, and displayed under the Master District Contract to mean the (i) Master District Water System, including the water plant, mains and trunk facilities to serve the Service Area, save and except internal facilities that only serve one municipal utility district in the Service Area; (ii) Master District Sanitary Sewage Collection System, including a permanent wastewater treatment plant, trunk or main sanitary sewer lines, manholes, intercepting sewers, lift stations to serve the Service Area, save and except internal facilities that only serve one municipal utility district in the Service Area; and (iii) Master District Storm Sewer System, including all or any part of the drainage facilities for the collection of storm water such as manholes, drainage trunk lines, detention and retention ponds, outfall drainage channels and ditches, save and except internal facilities that only serve one municipal utility district in the Service Area. The Master District Contract authorizes the Master District to issue contract revenue bonds to acquire, construct, and maintain the Master District System Facilities in an aggregate amount not to exceed \$1,356,865,000.

The Master District Road Facilities are defined, described, and displayed under the Master District Contract to mean the major thoroughfares and roadway related facilities in and of such thoroughfares that serve the Service Area. The Master District Contract authorizes the Master District to issue contract revenue road bonds to acquire, construct and maintain the Master District Road Facilities in an aggregate amount not to exceed \$650,810,000.

The Master District Park Facilities are defined, described, and displayed under the Master District Contract to mean the park, recreational and landscaping facilities to design, acquire, construct, lease, equip, modernize, repair, improve or complete Master District park facilities or any enlargements, expansions, repairs, upgrades or modifications thereto in the Service Area. The Master District System Facilities, Master District Road Facilities, and Master District Park Facilities are referred to as the “Master District Facilities.”

The Master District Contract provides two options for the Participants to finance the Master District Park Facilities. First, the Master District may issue contract revenue park bonds and the aggregate amount of the contract revenue park bonds may not exceed \$120,690,000. Alternatively, the Master District may levy a Park Construction Charge, as defined under the Master District Contract, and the Participants could issue park bonds and remit the Park Construction Charge to the Master District. The Master District Contract provides that the Master District will compute the Park Construction Charge on the basis of the then estimated total capital costs of providing the Master District Park Facilities for all of the Service Area minus the Park Construction Charges which have previously paid to the Master District (at this time the amount is \$0), and dividing the result by the number of estimated total connections to be constructed within the Service Area minus the number of connections for which Park Construction Charges have been previously paid to the Master District. Upon approval of the Master District Park Facilities by the Commission, the Master District will reimburse the developer for the Master District Park Facilities or use the Park Construction Charge to construct new Master District Park Facilities.

The Master District Facilities will be constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master District fails to meet its obligations under the Master District

Contract to provide Master District Facilities, each of the other Participants have the right pursuant to the Master District Contract to design, acquire, construct, or expand such regional facilities needed to provide service to such Participants, and convey such facilities to the Master District in consideration of payment by the Master District of the actual reasonable and necessary capital costs expended by such Participant for such facilities.

By execution of the Master District Contract, each of the Participants has agreed to make an annual Contract Payment in an amount equal to its annual pro rata share of debt service on any contract revenue bonds, plus all charges and expenses of paying agents and registrars based upon the certified appraised value of each such Participant as a percentage of the total certified appraised value of all Participants. Participants are obligated to pay their pro rata share from the proceeds of an annual unlimited ad valorem tax levied for such purpose on all taxable property within the boundaries of the participant or from any other lawful source of funds.

Each Participant is obligated severally, but not jointly, to make Contract Payments to the Master District. No Participant is obligated, contingently or otherwise, to make any Contract Payments owed by any other Participant; however, lack of payment, as required by the Master District Contract, by any Participant could result in an increase in the Contract Payment amount paid by each of the other Participants during the time that such Participant's payment is delinquent. At this time, the Master District has not issued any Contract Revenue Bonds but expects to do so in the future.

The Master District Contract defines and obligates the Participants to pay a Monthly Charge for each active connection and all of the operation and maintenance of the Master District Facilities and to provide for an operation and maintenance reserve in the Master District General Fund equivalent to three months of operation and maintenance expenses for the Master District Facilities. The Master District has leased a temporary wastewater treatment plant and those monthly payments are included in the Monthly Charge. Each Participant's share of operation and maintenance expenses and reserve requirements is calculated and expressed in terms of costs per equivalent single-family residential connection. The Participant's monthly payment for operation and maintenance or Monthly Charge is calculated by multiplying the number of equivalent single-family residential connections reserved to the Participant on the first day of the previous month by the Monthly Charge. The Master District may calculate the Monthly Charge at any time but has previously established the Monthly Charge while adopting its annual budget. Currently, the Monthly Charge is \$500 per equivalent single-family connection.

[Remainder of Page Left Intentionally Blank]

USE AND DISTRIBUTION OF BOND PROCEEDS

The estimated use and distribution of Bond proceeds is shown below. Of proceeds to be received from sale of the Bonds, \$3,160,196 is estimated for construction costs, \$568,241 is estimated for non-construction costs, and \$271,563 is estimated for issuance costs and fees. See “THE ROAD SYSTEM” herein.

I. CONSTRUCTION COSTS

1) Grange Section 1, Franz Road & Grange Model Home Court	\$ 1,451,907
2) Grange Section 2	759,827
3) Engineering (Items No. 1-2)	218,693
4) Geotechnical Report (Items No. 1-2)	5,812
5) Material Testing (Items No. 1-2)	50,746
6) Land Acquisition for Road Right-of-Way (Including Interest)	673,210
Total Construction Cost	\$ 3,160,196

II. NON-CONSTRUCTION COSTS

• Developer Interest (5.25%) (a)	\$ 133,241
• Capitalized Interest (18 months @ 5.25%) (a)	315,000
• Bond Discount (3.00%) (a)	120,000
Total Non-Construction Costs	\$ 568,241

III. ISSUANCE COSTS AND FEES

• Legal Fees	\$ 115,000
• Fiscal Agent Fees	77,500
• Bond Application Report Cost	35,000
• Bond Issuance Expenses	40,063
• Attorney General Fees (0.10%)	4,000
Total Issuance Costs and Fees	\$ 271,563

TOTAL BOND ISSUE **\$ 4,000,000**

(a) In the event approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for authorized road purposes.

Future Debt

The Developer has financed the land, engineering and construction costs of underground utilities and roads to serve development within the District, as well as certain other District improvements. After reimbursement from proceeds of the sale of the Bonds, the Developer will have expended approximately \$7,218,000 (as of October 8, 2025) for construction and acquisition of District utilities, roadways and park and recreational facilities not yet reimbursed. It is anticipated that additional bonds will be issued to finance the construction of District facilities to serve the undeveloped acreage in the District. The District will also be responsible for paying its proportionate share of the costs of the water and wastewater regional facilities, regional road facilities, and regional park and recreational facilities of the Master District to the Master District following future issuances of Master District Contract Revenue Bonds. See “MASTER DISTRICT CONTRACT.” The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District’s authorized but unissued bonds will be adequate, under present land use projections, to finance such improvements and make such reimbursements.

UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED

Date of Authorization	Purpose	Amount Authorized	Issued to Date	Amount Unissued
5/4/2024	Road Facilities and Refunding	\$570,141,000	\$4,000,000 *	\$566,141,000
5/4/2024	Water, Sewer & Drainage Facilities and Refunding	\$543,400,000	\$0	\$543,400,000
5/4/2024	Recreational Facilities and Refunding	\$96,700,000	\$0	\$96,700,000

* Includes the Bonds.

FINANCIAL STATEMENT (UNAUDITED)

2025 Certified Taxable Assessed Valuation.....	\$16,681,278 (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	\$86,881,790 (b)
Projected Gross Debt Outstanding (after the issuance of the Bonds).....	\$4,000,000
Estimated Overlapping Debt.....	<u>\$1,008,878 (c)</u>
Gross Debt and Estimated Overlapping Debt.....	\$5,008,878
Projected Ratios of Gross Debt to:	
2025 Certified Taxable Assessed Valuation.....	23.98% (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	4.60%
Projected Ratios of Gross Debt and Estimated Overlapping Debt to:	
2025 Certified Taxable Assessed Valuation.....	30.03% (a)
Estimated Taxable Assessed Valuation as of August 1, 2025.....	5.77%

- (a) As certified by the Waller County Appraisal District (the "Appraisal District"). The Certified Value does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has also been excluded from all road bond calculations associated with the Bonds. See "TAX PROCEDURES."
- (b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on August 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025, and January 1, 2026, will be certified as of January 1, 2026, and provided for purposes of taxation in the fall of 2026. See "TAX PROCEDURES."
- (c) See "ESTIMATED OVERLAPPING DEBT STATEMENT."

Cash and Investment Balances (unaudited as of October 8, 2025)

Operating Fund	Cash and Temporary Investments	\$335,873 (a)
Road Capital Projects Fund	Cash and Temporary Investments	\$0 (b)
Road Debt Service Fund	Cash and Temporary Investments	\$0 (b)

- (a) See "RISK FACTORS – Operating Funds."
- (b) To be initially funded upon closing of the Bonds.
- (c) To be initially funded upon closing of the Bonds with accrued interest and eighteen (18) months of capitalized interest on the Bonds. Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Road Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

ESTIMATED OVERLAPPING DEBT STATEMENT

Expenditures of the various taxing entities within the territory of the District are paid out of ad valorem taxes levied by such entities on properties within the District. Such entities are independent of the District and may incur borrowings to finance their expenditures. This statement of direct and estimated overlapping ad valorem tax bonds ("Tax Debt") was developed from information contained in the "Texas Municipal Reports" published by the Municipal Advisory Council of Texas. Except for the amounts relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person should rely upon such information as being accurate or complete. Furthermore, certain of the entities listed may have issued additional bonds since the date hereof, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. The following table reflects the estimated share of the overlapping Tax Debt of the District.

<u>Taxing Jurisdiction</u>	<u>Outstanding Bonds</u>	<u>As of</u>	<u>Overlapping</u>	
			<u>Percent</u>	<u>Amount</u>
Katy ISD	\$ 2,657,125,000	09/30/25	0.03%	\$ 797,138
Waller County	175,805,000	09/30/25	0.12%	211,740
Waller - Harris ESD No. 200.....	-	09/30/25	0.13%	0
Brookshire-Katy Development District...	-	09/30/25	0.19%	0
Waller Count MUD 55.....	-	09/30/25	65.04%	0
Total Estimated Overlapping Debt				<u>\$1,008,878</u>
The District.....	\$4,000,000 (a)	Current	100.00%	<u>4,000,000</u>
Total Direct and Estimated Overlapping Debt.....				<u>\$5,008,878</u>

Ratios of Total Direct and Estimated Overlapping Debt to:

2025 Certified Taxable Assessed Valuation.....	30.03% (b)
Estimated Taxable Valuation as of August 1, 2025.....	5.77%

(a) Includes the Bonds.

(b) As certified by the Waller County Appraisal District (the "Appraisal District"). The Certified Value does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has also been excluded from all road bond calculations associated with the Bonds. See "TAX PROCEDURES."

Overlapping Tax Rates for 2025

	2025 Tax Rate per \$100 of <u>Taxable Assessed Valuation</u>
Katy ISD.....	\$ 1.117100
Waller County	0.496021
Waller - Harris ESD No. 200.....	0.100000
Brookshire-Katy Development District.....	<u>0.057850</u>
Total Overlapping Tax Rate.....	\$ 1.770971
The District.....	<u>1.500000</u>
Total Tax Rate.....	\$ 3.270971

[Remainder of Page Left Intentionally Blank]

TAX DATA

Tax Collections

The following statement of tax collections sets forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from the District's Tax Assessor/Collector. Reference is made to these records for further and more complete information.

Tax Year	Assessed Valuation	Tax Rate	Tax Levy	Total Collections As of September 30, 2025	
				Amount	Percent
2024	\$10,443,570	\$1.50	\$156,654	\$156,654	100%
2025	16,681,278 (a)	1.50	250,219	<i>(In the Process of Collections) (b)</i>	

(a) As certified by the Waller County Appraisal District (the "Appraisal District"). The Certified Value does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has also been excluded from all road bond calculations associated with the Bonds. See "TAX PROCEDURES."

(b) In the process of collection. Taxes for 2025 are due January 31, 2026.

Taxes are due when billed and become delinquent if not paid before February 1 of the year following the year in which imposed. No split payments are allowed and no discounts are allowed.

Tax Rate Distribution

	2025	2024
Maintenance and Operations	\$ 1.500	\$ 1.500
Debt Service	-	-
Total	\$ 1.500	\$ 1.500

Tax Rate Limitations

Debt Service: Unlimited (no legal limit as to rate or amount).

Maintenance and Operations: \$1.50 per \$100 of taxable assessed valuation.

Road Maintenance: \$0.25 per \$100 of taxable assessed valuation.

Debt Service Tax

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. The Board expects to levy the District's first debt service tax in the 2026 tax year.

Contract Tax

The Master District has the authority to issue contract revenue bonds pursuant to the Master District Contract, which was approved by the District's voters. The pro rata share of the annual debt service requirements on the contract revenue bonds for each Participant, including the District, is determined annually by dividing each Participant's gross certified assessed value by the total of all of the Participants' gross certified assessed valuation. The Master District Contract obligates each Participant to pay its pro rata share of annual debt service requirements on any contract revenue bonds from the proceeds of an annual unlimited contract tax, from revenues derived from the operation of its water distribution and wastewater collection system or from any other legally available funds. The debt service requirement shall include principal, interest and redemption requirements on the contract revenue bonds, paying agent/registrar fees, and all amounts necessary to establish and maintain funds established under the resolution(s) or indenture(s) of trust pursuant to which the Master District's contract revenue bonds are issued. The Master District has not issued any contract revenue bonds to date but expects to do so in the future. See "MASTER DISTRICT CONTRACT" and "RISK FACTORS – Contract Tax."

Maintenance and Operations Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by vote of the District's electors. Pursuant to an election held on May 4, 2024, the Board was authorized to levy such a maintenance and operations tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. For the 2025 tax year, the Board levied a maintenance and operations tax rate in the amount of \$1.50 per \$100 taxable assessed valuation.

The District also has the statutory authority to levy and collect an annual ad valorem tax for the maintenance of the District's roads, if such a maintenance tax is authorized by a vote of the District's electors. Pursuant to an election held on May 4, 2024, the Board was authorized to levy such a maintenance tax for roads in an amount not to exceed \$0.25 per \$100 of assessed valuation. To date, the District has not levied a maintenance tax for roads. Such taxes are in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonds.

Tax Exemptions

As discussed in the section titled "TAX PROCEDURES" herein, certain property in the District may be exempt from taxation by the District. The District does not exempt any percentage of the market value of any residential homesteads from taxation. The Developer has executed a Waiver of Special Appraisal, waiving its right to claim any agriculture or open space exemptions or any other type of exemption or valuation for the property it owns within the District that would reduce the assessed value of such land below its market value for purposes of ad valorem taxation by the District. Such waiver is binding for a period of thirty years.

Additional Penalties

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

Principal Taxpayers

The following list of principal taxpayers was provided by the District's Tax Assessor/Collector based upon the 2025 certified tax rolls, which reflect ownership as of January 1, 2025. An accurate principal taxpayer list related to the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$86,881,790 is not available as of the date hereof.

<u>Taxpayer</u>	<u>Type of Property</u>	2025 Certified Taxable Assessed Valuation	% of 2025 Certified Taxable Assessed Valuation
Katy 2855 Development LLC (a)	Land & Improvements	\$ 13,747,478	82.41%
Waller County MUD 55 (b)	Land	1,252,637	7.51%
Perry Homes LLC (c)	Land	755,300	4.53%
Chesmar Homes LLC (c)	Land	455,000	2.73%
Westin Homes and Properties LP (c)	Land	427,700	2.56%
Phhou-Cane Island 178 LLC 72% (c)	Land	418,600	2.51%
Newmark Homes Houston LLC (c)	Land	323,600	1.94%
Weekly Homes LLC (c)	Land	255,600	1.53%
Highland Homes LLC (c)	Land	254,800	1.53%
Individual	Land	9,100	0.05%
Total		\$ 16,647,178	99.80%

(a) See "THE DEVELOPER AND PRINCIPAL TAXPAYER."

(b) The Certified Taxable Assessed Valuation does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. **The value has been excluded from the principal taxpayer calculations above.**

(c) See "THE DISTRICT - Homebuilders" herein.

Summary of Assessed Valuation

The following summary of the 2025 and 2024 certified taxable assessed valuation is provided by the District's Tax Assessor/Collector based on information contained in the 2025 and 2024 tax rolls of the District. Information in this summary may differ slightly from the assessed valuations shown herein due to differences in dates of data.

	2025	2024
Land	\$21,367,380	\$10,443,570
Improvements	(4,812)	-
Personal Property	-	-
Exemptions	(4,681,290)	-
Total Assessed Valuation	\$16,681,278 (a)	\$10,443,570

(a) As certified by the Waller County Appraisal District (the "Appraisal District"). The Certified Value does not include \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has also been excluded from all road bond calculations associated with the Bonds. See "TAX PROCEDURES."

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2025 Certified Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of August 1, 2025, no use of available funds, and utilize tax rates necessary to pay the District's projected average and projected maximum annual debt service requirements on the Bonds.

Projected Average Annual Debt Service Requirement (2026-2051).....	\$285,742
\$1.81 tax rate on the 2025 Certified Taxable Assessed Valuation of \$16,681,278 at a 95% collection rate produces (a).....	\$286,835
\$0.35 tax rate on the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$86,881,790 at a 95% collection rate produces.....	\$288,882
Projected Maximum Annual Debt Service Requirement (2050).....	\$293,350
\$1.86 tax rate on the 2025 Certified Taxable Assessed Valuation of \$16,681,278 at a 95% collection rate produces (a).....	\$294,758
\$0.36 tax rate on the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$86,881,790 at a 95% collection rate produces.....	\$297,136

(a) As certified by the Waller County Appraisal District (the "Appraisal District"). The Certified Value includes \$1,252,637 of value from Waller County MUD 55 (the "Master District") that will be removed from the 2026 tax rolls per the Appraisal District. This value has been excluded from all road bond calculations associated with the Bonds. See "TAX PROCEDURES."

TAX PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, and any additional 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 herein under "THE BONDS—Source of and Security for Payment." Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and for the payment of certain contractual obligations. See "TAX DATA."

Property Tax Code and County-Wide Appraisal District

Title 1 of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Waller County Appraisal District (the “Appraisal District”) has the responsibility for appraising property for all taxing units within Waller County, including the District. Such appraisal values are subject to review and change by the Waller County Appraisal Review Board (the “Appraisal Review Board”).

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District.

Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 depending on the disability rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who 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. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See “TAX DATA.”

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) (not less than \$5,000) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. See “TAX DATA.”

Freeport Goods and Goods-in-Transit Exemptions: A “Freeport Exemption” applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for fewer than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A “Goods-in-Transit” Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

Waller County may designate all or part of the area within the District as a reinvestment zone. Thereafter, Waller County, and the District, under certain circumstances, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the applicable Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the applicable Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Generally, assessments under the Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Tax Code. In determining market value, either the replacement cost or the income or the market data method of valuation may be used, whichever is appropriate. Nevertheless, certain land may be appraised at less than market value under the Tax Code. Increases in the appraised value of residence homesteads are limited by the Texas Constitution to a cumulative 10 percent annual increase 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 market value. The Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the 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 Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

The Property Tax Code requires the Appraisal Districts to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in such Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal Districts 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 Districts 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 applicable Appraisal District chooses formally to include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% 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 applicable Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

District and Taxpayer Remedies

Under certain circumstances taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

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

Rollback of Operation and Maintenance Tax Rate

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

Special Taxing Units:

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, 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 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 can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

The District:

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District is made by the board of directors on an annual basis. For the 2025 tax year, the Board of the Directors of the District 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 for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State

of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. See "ESTIMATED OVERLAPPING DEBT STATEMENT—Overlapping Tax Rates for 2025." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both subject to the restrictions on residential homesteads described above under "Levy and Collection of Taxes." In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the cost of suit and sale, by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See "RISK FACTORS—Tax Collection Limitations."

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.

[Remainder of Page Left Intentionally Blank]

WATER AND SEWER OPERATIONS

General

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

Waterworks and Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and, in all instances, exclude depreciation. Such summary is based upon information obtained from the audited financial statements in the case of the fiscal year ended 2025 and from the District's bookkeeper for the two-month period ending September 30, 2025. Reference is made to such records and statements for further and more complete information. Currently, the Monthly Charge is \$500 per equivalent single-family connection. See "MASTER DISTRICT CONTRACT."

	8/1/2025 to 9/30/2025 (a)	<u>Fiscal Year Ended July 31</u> 2025
GENERAL FUND		
Revenues:		
Water Service	\$ 12,451	\$ 9,493
Sewer Service	11,546	12,906
Property Taxes	-	206,095
Penalties and Interest	583	223
Regional Water Authority Fees	190	178
Tap Connections and Inspections	136,153	602,486
Miscellaneous	-	193
Investment Earnings	450	643
Total Revenues	\$ 161,373	\$ 832,217
Expenditures:		
Current Service Operations		
Purchased Services	\$ 144,500	\$ 90,800
Professional Fees	22,814	132,624
Contracted Services	66,805	56,195
Repairs and Maintenance	41,739	6,054
Administrative	4,567	26,088
Other	-	6,439
Capital Outlay	-	150,501
Total Expenditures	\$ 280,425	\$ 468,701
Net Revenues	\$ (119,052)	\$ 363,516
Other Financing Sources		
Developer Advances (b)	-	86,000
Net Change in Fund Balance	\$ (119,052)	\$ 449,516
Fund Balance		
Beginning of Period	\$ 449,516	\$ -
Fund Balance		
End of Period	\$ 330,464	\$ 449,516

(a) Unaudited. Provided by the District's bookkeeper.

(b) See "RISK FACTORS – Operating Advances."

DEBT SERVICE REQUIREMENTS

The following table sets forth the estimated debt service requirements for the Bonds at an assumed interest rate of 5.25% per annum. This schedule does not reflect the fact that eighteen (18) months of interest will be capitalized from the Bond proceeds to pay debt service on the Bonds.

Year	Debt Service on the Bonds		
	Principal	Interest	Total
2026	-	\$ 157,500	\$ 157,500
2027	\$ 80,000	210,000	290,000
2028	85,000	205,800	290,800
2029	90,000	201,338	291,338
2030	95,000	196,613	291,613
2031	100,000	191,625	291,625
2032	105,000	186,375	291,375
2033	110,000	180,863	290,863
2034	115,000	175,088	290,088
2035	120,000	169,050	289,050
2036	130,000	162,750	292,750
2037	135,000	155,925	290,925
2038	140,000	148,838	288,838
2039	150,000	141,488	291,488
2040	155,000	133,613	288,613
2041	165,000	125,475	290,475
2042	175,000	116,813	291,813
2043	185,000	107,625	292,625
2044	195,000	97,913	292,913
2045	205,000	87,675	292,675
2046	215,000	76,913	291,913
2047	225,000	65,625	290,625
2048	235,000	53,813	288,813
2049	250,000	41,475	291,475
2050	265,000	28,350	293,350
2051	275,000	14,438	289,438
Total	<u>\$ 4,000,000</u>	<u>\$ 3,432,975</u>	<u>\$ 7,432,975</u>
Projected Average Annual Debt Service Requirements (2026-2051)....			\$285,742
Projected Maximum Annual Debt Service Requirements (2050).....			\$293,350

LEGAL MATTERS

Legal Proceedings

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k)) of the Internal Revenue Code of 1986, as amended (the "Code")) for the purpose of determining the alternative minimum tax imposed on corporations.

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

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

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

No Material Adverse Change

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

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the levy, assessment and collection of ad valorem taxes to pay the interest or the principal of 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 or the title of the present officers of the District.

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.

Additional Federal Income Tax Considerations

Collateral Tax Consequences

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

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

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

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

Tax Accounting Treatment of Original Issue Premium

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

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

Tax Accounting Treatment of Original Issue Discount

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

Qualified Tax-Exempt Obligations

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

The District will designate the Bonds "qualified tax-exempt obligations" and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2025 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2025.

Notwithstanding these exceptions, financial institutions acquiring the Bonds will be subject to a 20 percent disallowance of allocable interest expense.

[Remainder of Page Left Intentionally Blank]

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was tendered by _____ (the “Initial Purchaser”) bearing the interest rates shown on the cover page hereof, at a price of _____% of the principal amount thereof plus accrued interest to the date of delivery which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204 of the Texas Government Code.

Prices and Marketability

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

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

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

Securities Laws

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

MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE

The District has not applied for an underlying rating, nor is it expected that the District would have received an investment grade rating if application had been made.

An application has also been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser and at the Initial Purchaser’s expense. See “RISK FACTORS—Risk Factors Related to the Purchase of Municipal Bond Insurance.”

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

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

Financial Advisor

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

"THE DISTRICT" – Katy 2855 Development LLC, ("Developer"), BGE, Inc. ("Engineer"), and Records of the District ("Records"); "PRINCIPAL TAXPAYERS" — the Developer and Public Information; "THE SYSTEM" — Engineer; "UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED" — Records; "FINANCIAL STATEMENT" — Waller County Appraisal District, B&A Municipal Tax Services, ("Tax Assessor/Collector") and Post Oak Municipal Advisors ("Financial Advisor"); "ESTIMATED OVERLAPPING DEBT STATEMENT" — Municipal Advisory Council of Texas and Financial Advisor; "TAX DATA" — Tax Assessor/Collector and Financial Advisor; "MANAGEMENT" — Records; "DEBT SERVICE REQUIREMENTS" — Financial Advisor; "THE BONDS," "MASTER DISTRICT CONTRACT," "TAX PROCEDURES," "LEGAL MATTERS," "TAX MATTERS," and "CONTINUING DISCLOSURE" — Allen Boone Humphries Robinson LLP ("Bond Counsel").

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

Consultants

In approving this Official Statement, the District has relied upon the following consultants.

Engineer: The information contained in this Official Statement relating to engineering matters and to the description of the System and in particular that information included in the sections entitled "THE DISTRICT—General," "USE OF BOND PROCEEDS," "THE ROAD SYSTEM," and "THE SYSTEM" has been provided by BGE, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

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

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the Assessed Valuation, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by B&A Municipal Tax Service, LLC and is included herein in reliance upon the authority of such entity as experts in assessing and collecting taxes.

Auditor: As required by the Texas Water Code, the District retains an independent accountant to audit the District's financial statements annually, which audited financial statements are filed with the Commission. The District's financial statements for the fiscal year ended July 31, 2025, have been audited by McGrath & Co., PLLC. See "APPENDIX A" for a copy of the District's July 31, 2025, audited financial statements.

Bookkeeper: The information related to the "unaudited" summary of the District's General Operating Fund as it appears in "WATER AND SEWER OPERATIONS" has been provided by Myrtle Cruz, Inc., and is included herein in reliance upon the authority of such firm as experts in the tracking and managing the various funds of special districts.

Updating the Official Statement

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

Certification of Official Statement

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

CONTINUING DISCLOSURE OF INFORMATION

The offering of the Bonds qualifies for the Rule 15c2-12(d)(2) exemption from Rule 15c2-12(b)(5) of the United States Securities and Exchange Commission (the "SEC") regarding the District's continuing disclosure obligations because the District has less than \$10,000,000 in aggregate amount of outstanding bonds and no person is committed by contract or other arrangement with respect to payment of the Bonds. In the Bond Resolution, the District has made the following agreement for the benefit of the registered and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified events, in an electronic format as prescribed by the Municipal Securities Rulemaking Board (the "MSRB"). The MSRB has established the Electronic Municipal Market Access ("EMMA") System for such purpose.

Annual Reports

The District will provide certain financial information and operating data annually to the MSRB. The financial information and operating data which will be provided with respect to the District includes all quantitative financial information and operating data of the general type included in this OFFICIAL STATEMENT in APPENDIX A (Independent Auditor's Report and Financial Statements of the District). The District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2026. Any financial statements provided by the District 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 a six-month period, and audited financial statements when the audit report becomes available.

In addition, the District and the Developer have agreed to provide information with respect to the Developer to any person or entity to whom the Developer voluntarily assigns (except as collateral) the right to receive a payment out of the proceeds from the sale of the bonds of the District, and each other person or entity, if any, to whom the District voluntarily makes or agrees or has agreed to make a payment out of such proceeds. The District and the Developer will be obligated to provide information concerning the Developer and any such other person or entity only if and so long as (1) such person owns more than 20% of the taxable property within the District by value, as reflected by the most recently certified tax rolls (and without effect to special valuation provisions), (2) such person has made tax or other payments to the District which were used or available to pay more than 20% of the District's debt service requirements in the applicable fiscal year, or (3) at the end of such fiscal year such person is obligated to the District to provide or pay for District facilities or debt in an amount which exceeds 20% of the amount of the District's bonds then outstanding. The information to be updated with respect to the Developer is "TAX DATA – Principal Taxpayers."

The District's current fiscal year end is July 31. Accordingly, it must provide updated information by January 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 an 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 the Rule. The term "material" when used in this paragraph shall have the meaning ascribed to it under the federal securities laws. Neither the Bonds nor the Bond Resolution make any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through the EMMA internet portal at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Registered Owners or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

Compliance with Prior Undertakings

This is the first issuance of Bonds by the District. The District has not entered into a prior continuing disclosure agreement in accordance with the Rule.

MISCELLANEOUS

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

This Official Statement was approved by the Board of Directors of Waller County Municipal Utility District No. 55A, as of the date shown on the cover page.

/s/

President, Board of Directors
Waller County Municipal Utility District No. 55A

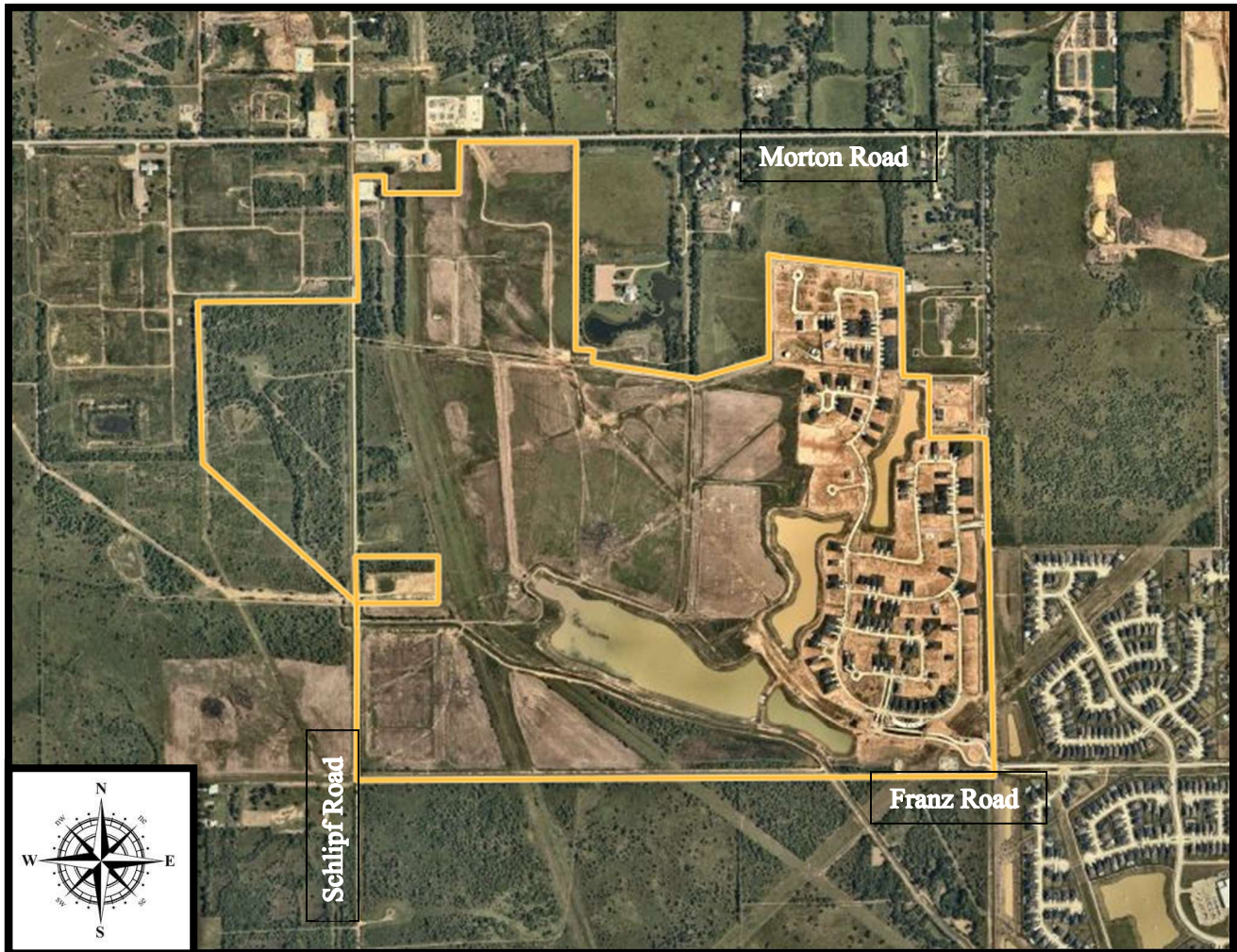
ATTEST:

/s/

Secretary, Board of Directors
Waller County Municipal Utility District No. 55A

AERIAL PHOTOGRAPH

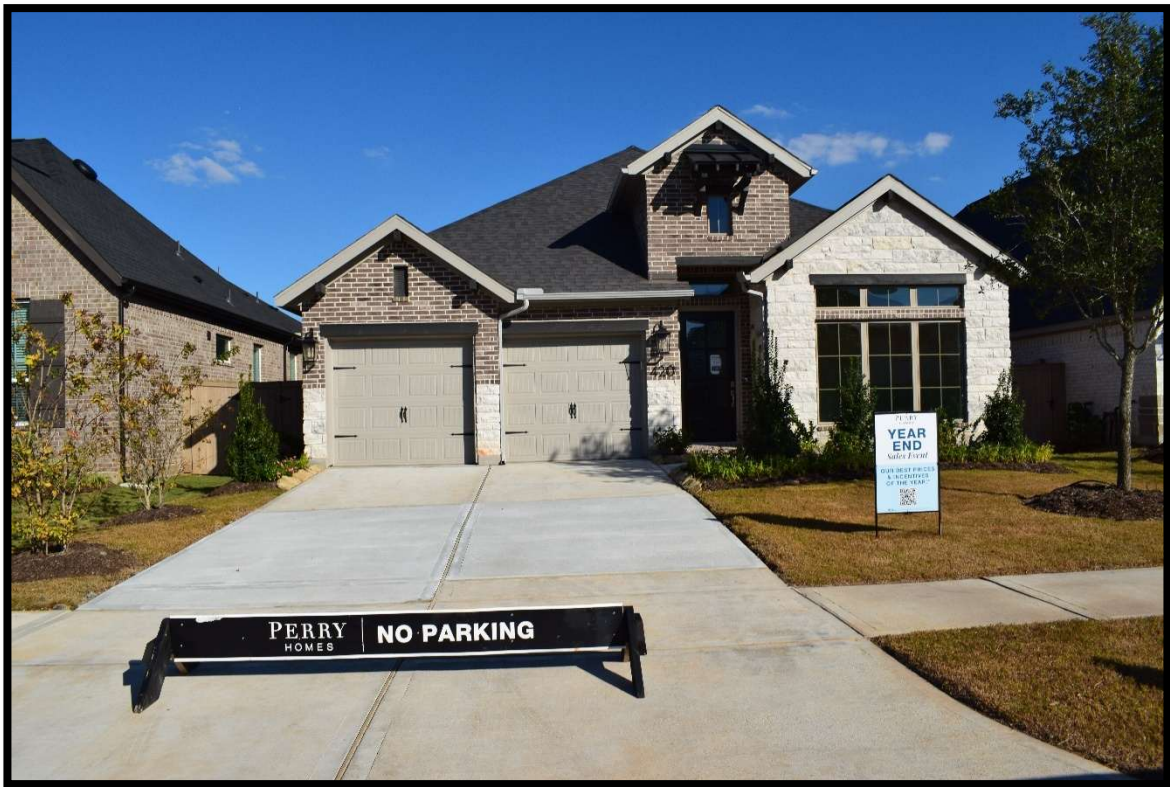
(Approximate boundaries of the District as of August 2025)



PHOTOGRAPHS

The following photographs were taken in the District in October 2025, solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if any additional improvements will be constructed in the future.













APPENDIX A

Independent Auditor's Report and Financial Statements for the fiscal year ended July 31, 2025

**WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 55A**

WALLER COUNTY, TEXAS

FINANCIAL REPORT

July 31, 2025

Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
BASIC FINANCIAL STATEMENTS		
Statement of Net Position and Governmental Funds Balance Sheet		14
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		15
Notes to Financial Statements		17
REQUIRED SUPPLEMENTARY INFORMATION		
Budgetary Comparison Schedule – General Fund		28
Notes to Required Supplementary Information		29
TEXAS SUPPLEMENTARY INFORMATION		
Services and Rates	TSI-1	32
General Fund Expenditures	TSI-2	34
Investments	TSI-3	N/A
Taxes Levied and Receivable	TSI-4	35
Long-Term Debt Service Requirements by Years	TSI-5	N/A
Change in Long-Term Bonded Debt	TSI-6	N/A
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	36
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	N/A
Board Members, Key Personnel and Consultants	TSI-8	37

McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Waller County Municipal Utility District No. 55A
Waller County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and General Fund of Waller County Municipal Utility District No. 55A (the "District"), as of and for the thirteen-month inception period ended July 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and General Fund of Waller County Municipal Utility District No. 55A, as of July 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

***Board of Directors
Waller County Municipal Utility District No. 55A
Waller County, Texas***

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

Supplementary Information

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

A handwritten signature in cursive script that reads "McGlothlin & Co, PLLC".

Houston, Texas
October 8, 2025

(This page intentionally left blank)

Management's Discussion and Analysis

(This page intentionally left blank)

***Waller County Municipal Utility District No. 55A
Management's Discussion and Analysis
July 31, 2025***

Using this Annual Report

This section of the financial report of Waller County Municipal Utility District No. 55A (the "District") provides a narrative discussion and analysis of the financial activities of the District for the thirteen-month inception period ended July 31, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section. Since this report is for an inception period, comparative data is not included. Financial reports for future years will include a comparative analysis of current year results to prior year data.

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.

Waller County Municipal Utility District No. 55A
Management's Discussion and Analysis
July 31, 2025

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District's net position at July 31, 2025, was negative \$4,002,939. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Waller County and because the District relies on advances from its developer to fund operating costs. A summary of the District's overall financial position, as of July 31, 2025, is as follows:

Current and other assets	\$ 624,051
Capital assets	<u>5,877,900</u>
Total assets	<u>6,501,951</u>
Current liabilities	174,535
Long-term liabilities	<u>10,330,355</u>
Total liabilities	<u>10,504,890</u>
Net position	
Net investment in capital assets	(58,349)
Unrestricted	<u>(3,944,590)</u>
Total net position	<u>\$ (4,002,939)</u>

Waller County Municipal Utility District No. 55A
Management's Discussion and Analysis
July 31, 2025

During the thirteen-month inception period ended July 31, 2025, the District incurred debt to finance the construction of roads which are conveyed to Waller County, resulting in a decrease in net position of \$4,002,939. A summary of the District's *Statement of Activities* for the thirteen-month inception period is as follows:

Revenues	
Property taxes, penalties and interest	\$ 206,318
Water and sewer service	22,399
Tap connection and inspection	602,486
Other	1,014
Total revenues	<u>832,217</u>
Expenses	
Current service operations	318,200
Depreciation	145,559
Total expenses	<u>463,759</u>
Change in net position before other items	368,458
Other items	
Transfers to other governments	<u>(4,371,397)</u>
Change in net position	<u>\$ (4,002,939)</u>

Financial Analysis of the District's General Fund

Fund Balance in the District's General Fund, as of July 31, 2025, was \$449,516. A summary of the General Fund's financial position as of July 31, 2025, is as follows:

Total assets	<u>\$ 624,051</u>
Total liabilities	\$ 174,535
Total fund balance	<u>449,516</u>
Total liabilities and fund balance	<u>\$ 624,051</u>

A summary of the General Fund's activities for the thirteen-month inception period is as follows:

Total revenues	\$ 832,217
Total expenditures	<u>(468,701)</u>
Revenues over expenditures	363,516
Other changes in fund balance	86,000
Net change in fund balance	<u>\$ 449,516</u>

Waller County Municipal Utility District No. 55A
Management's Discussion and Analysis
July 31, 2025

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, the provision of water and sewer services to customers within the District, tap connection fees charged to homebuilders in the District and developer advances. 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. The District levied its first maintenance tax during the current fiscal year.
- Water, sewer and surface water revenues are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District's control.
- Tap connection fees fluctuate with homebuilding activity within the District
- The District's developer advances funds to the District as needed to pay operating costs.

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 did not amend the budget during the inception period.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$449,516 greater than budgeted. The *Budgetary Comparison Schedule* on page 28 of this report provides variance information per financial statement line item.

Capital Assets

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. Developers 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 July 31, 2025, are summarized as follows:

Capital assets being depreciated	
Infrastructure	\$ 6,023,459
Less accumulated depreciation	(145,559)
Depreciable capital assets, net	<u>\$ 5,877,900</u>

Capital asset additions during the current fiscal year include utilities to serve Grange, Sections 1 – 5 and water meters.

Additionally, Waller County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developer is

***Waller County Municipal Utility District No. 55A
Management's Discussion and Analysis
July 31, 2025***

reimbursed. For the inception period ended July 31, 2025, capital assets in the amount of \$4,371,397 have been recorded as transfers to other governments in the government-wide statements.

Long-Term Debt and Related Liabilities

As of July 31, 2025, the District owes approximately \$10,330,355 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. The District intends to reimburse the developers 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 July 31, 2025, the District had \$543,400,000 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 the refunding of such bonds; \$96,700,000 for parks and recreational facilities and the refunding of such bonds and \$570,141,000 for road improvements and the refunding of such bonds.

Property Taxes

The District's property tax base increased approximately \$8,642,000 for the 2025 tax year from \$10,443,570 to \$19,085,565. This increase was primarily due to new construction in the District and increased property values. For the 2025 tax year, the District has levied a maintenance tax rate of \$1.50 per \$100 of assessed value. This is the same rate levied for the 2024 tax year.

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 the thirteen-month inception periods actual amounts for the General Fund is as follows:

	2025 Actual	2026 Budget
Total revenues	\$ 832,217	\$ 1,350,000
Total expenditures	(468,701)	(1,344,000)
Revenues over expenditures	363,516	6,000
Other changes in fund balance	86,000	
Net change in fund balance	449,516	6,000
Beginning fund balance	-	449,516
Ending fund balance	<u>\$ 449,516</u>	<u>\$ 455,516</u>

(This page intentionally left blank)

Basic Financial Statements

Waller County Municipal Utility District No. 55A
Statement of Net Position and Governmental Funds Balance Sheet
July 31, 2025

	General Fund	Adjustments	Statement of Net Position
Assets			
Cash	\$ 605,671	\$ -	\$ 605,671
Customer service receivables	16,833		16,833
Prepaid items	1,547		1,547
Capital assets, net		5,877,900	5,877,900
Total Assets	<u>\$ 624,051</u>	<u>5,877,900</u>	<u>6,501,951</u>
Liabilities			
Accounts payable	\$ 103,493		103,493
Other payables	32		32
Customer deposits	21,000		21,000
Unearned revenue	50,010		50,010
Due to developer		10,330,355	10,330,355
Total Liabilities	<u>174,535</u>	<u>10,330,355</u>	<u>10,504,890</u>
Fund Balances/Net Position			
Fund Balances			
Nonspendable	1,547	(1,547)	
Unassigned	447,969	(447,969)	
Total Fund Balances	<u>449,516</u>	<u>(449,516)</u>	
Total Liabilities and Fund Balances	<u>\$ 624,051</u>		
Net Position			
Net investment in capital assets		(58,349)	(58,349)
Unrestricted		(3,944,590)	(3,944,590)
Total Net Position		<u>\$ (4,002,939)</u>	<u>\$ (4,002,939)</u>

See notes to basic financial statements.

Waller County Municipal Utility District No. 55A
Statement of Activities and Governmental Funds Revenues, Expenditures
and Changes in Fund Balances
For the Thirteen-Month Inception Period Ended July 31, 2025

	General Fund	Adjustments	Statement of Activities
Revenues			
Water service	\$ 9,493	\$ -	\$ 9,493
Sewer service	12,906		12,906
Property taxes	206,095		206,095
Penalties and interest	223		223
Regional water authority fees	178		178
Tap connection and inspection	602,486		602,486
Miscellaneous	193		193
Investment earnings	643		643
Total Revenues	<u>832,217</u>		<u>832,217</u>
Expenditures/Expenses			
Current service operations			
Purchased services	90,800		90,800
Professional fees	132,624		132,624
Contracted services	56,195		56,195
Repairs and maintenance	6,054		6,054
Administrative	26,088		26,088
Other	6,439		6,439
Capital outlay	150,501	(150,501)	
Depreciation		145,559	145,559
Total Expenditures/Expenses	<u>468,701</u>	<u>(4,942)</u>	<u>463,759</u>
Revenues Over Expenditures/Expenses	363,516	4,942	368,458
Other Financing Sources			
Developer advances	86,000	(86,000)	
Other Items			
Transfers to other governments		(4,371,397)	(4,371,397)
Net Change in Fund Balances	449,516	(449,516)	
Change in Net Position		(4,002,939)	(4,002,939)
Fund Balance/Net Position			
End of the year	<u>\$ 449,516</u>	<u>\$ (4,452,455)</u>	<u>\$ (4,002,939)</u>

See notes to basic financial statements.

(This page intentionally left blank)

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Waller County Municipal Utility District No. 55A (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 created by the division of Waller County Municipal Utility District No 55 (“MUD 55”) which was organized, created and established pursuant to House Bill No. 5393, in the 88th Regular Session of the Texas Legislature, codified as Chapter 8008A, Special District Local Laws Code (the “ACT”), effective May 21, 2023, and operates in accordance with Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution, and the Texas Water Code, Chapters 49 and 54. On August 9, 2023, MUD 55 adopted an Order Dividing District which divided MUD 55 into three districts: MUD 55, the District, and Waller County Municipal Utility District No. 55B. The Board of Directors held its first meeting on January 31, 2024, and the District’s creation was confirmed at an election held on May 4, 2024.

The District’s primary activities include construction, maintenance and operation of water, sewer and drainage, and park and recreational facilities and the construction of road facilities. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

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

Government-Wide and Fund Financial Statements

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. 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

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

purpose. Each fund is considered to be a separate accounting entity. The District uses only a General Fund to account for its operations. The District's principal revenue sources are water and sewer service fees, tap connection and inspection fees, property taxes and developer advances. Expenditures include costs associated with the daily operations of the District.

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.

Prepaid Items

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At July 31, 2025, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

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

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 over an estimated useful life of 10 to 45 years.

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

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

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

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

contributors, or the laws or regulations of other governments. The District does not have any restricted fund balances.

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 Waller County 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.

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds	\$ 449,516
--	------------

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

Historical cost	\$ 6,023,459	
Less accumulated depreciation	<u>(145,559)</u>	
		5,877,900

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 amounts due to developer.	(10,330,355)
---	--------------

Total net position - governmental activities	<u><u>\$ (4,002,939)</u></u>
--	------------------------------

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

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

Net change in fund balances - total governmental funds	\$ 449,516
--	------------

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	\$ 150,501	
Transfers to other governments	(4,371,397)	
Depreciation expense	<u>(145,559)</u>	
		(4,366,455)

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. The difference consists of amounts due to developer for operating advances.

(86,000)

Change in net position of governmental activities

\$ (4,002,939)

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.

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

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.

Note 4 – Capital Assets

As of July 31, 2025, the District's capital assets consisted of the following:

Capital assets being depreciated	
Infrastructure	\$ 6,023,459
Less accumulated depreciation	(145,559)
Depreciable capital assets, net	<u>\$ 5,877,900</u>

Depreciation expense for the current fiscal year was \$145,559.

Note 5 – Due to Developers

The District has entered into financing agreements with its developers for the financing of the construction of water, sewer, drainage, park and recreational facilities and road improvements. Under the agreements, the developers will construct facilities on behalf of the District. The developers 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 developers have also advanced funds to the District for operating expenses.

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

As of July 31, 2025, the estimated amount due to developers consisted of the following:

Developer funded construction	\$ 10,244,355
Operating advances from developer	<u>86,000</u>
Due to developer, end of year	<u><u>\$ 10,330,355</u></u>

Note 6 – Long-Term Debt

At July 31, 2025, the District had authorized but unissued bonds in the amount of \$543,400,000 for water, sewer and drainage facilities and the refunding of such bonds; \$96,700,000 for park and recreational facilities and the refunding of such bonds; and \$570,141,000 for road improvements and the refunding of such bonds.

Note 7 – Property Taxes

On May 4, 2024, 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.

All property values and exempt status, if any, are determined by the Waller County 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 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$1.50 per \$100 of assessed value, all of which was allocated to maintenance and operations. The resulting tax levy was \$156,654 on the adjusted taxable value of \$10,443,570.

Note 8 – Transfers to Other Governments

Waller County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Waller County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended July 31, 2025, the District recorded transfers to other governments in the amount of \$4,371,397 for road facilities constructed by a developer within the District.

Note 9 – Master District

On May 8, 2024, the District entered into a contract with Waller County Municipal Utility District No. 55 (the "Master District"), whereby the Master District agrees to provide regional water, sewer, drainage, roads, and park facilities (the “Master District Contract”) necessary to serve an area known as the Grange development (the "Master District Service Area"). The term of the contract is 40 years.

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

Operating Reserve

The Contract authorizes the establishment of an operating and maintenance reserve by the Master District equivalent to three months' operating and maintenance expenses, as set forth in the Master District's annual budget. Prior to commencement of services, the Master District shall bill the participating districts to provide initial funding required to establish the reserve. The Master District shall adjust the reserve as needed, not less than annually. As of July 31, 2025, the Master District has not established an operating and maintenance reserve.

Monthly Connection Fees for Operating Expenses

The Master District will charge each participating district a monthly fee for Master District operating and maintenance expenses based on the unit cost per connection multiplied by the number of equivalent single-family connections ("ESFCs") reserved to the District. For the year ended July 31, 2025, the District recognized \$90,800 in monthly connection fees for the operation and maintenance of the regional facilities.

Financing of Master District Facilities

The Master District intends to finance the cost of the regional water, sewer, and drainage facilities in the Master District Service Area through the issuance of its Master District Water, Sewer, and Drainage Contract Revenue Bonds, Park Bonds, and Road Bonds pursuant to the Master District Contract. The Master District may determine to finance the construction of the regional park and road facilities either through the issuance of Contract Revenue Park and Road Bonds or by imposing Park or Road Construction charges.

At July 31, 2025, the Master District had contract revenue bonds of \$1,356,865,000 authorized, but unissued for the purpose of constructing regional water, sewer, and drainage facilities needed to provide services to the participating districts, \$120,690,000 for regional park facilities, and \$650,810,000 for regional road improvements.

Note 10 – Risk Management

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and 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.

Note 11 – Economic Dependency

The District is dependent upon its developers for operating advances. The developers continue to own a substantial portion of the taxable property within the District. The developers' willingness to make future operating advances and/or to pay property taxes will directly affect the District's ability to meet its future obligations.

Waller County Municipal Utility District No. 55A
Notes to Financial Statements
July 31, 2025

Note 12 – Subsequent Event

On October 8, 2025, the District approved a preliminary official statement and notice of sale for its Series 2025 Unlimited Tax Bonds in the amount of \$4,000,000. The acceptance of bids and award of sale is scheduled for November 12, 2025. Proceeds of the bonds will primarily be used to reimburse developers for amounts currently reported in “Due to developer.”

Required Supplementary Information

Waller County Municipal Utility District No. 55A
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Thirteen-Month Inception Period Ended July 31, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Water service	\$ -	\$ 9,493	\$ 9,493
Sewer service		12,906	12,906
Property taxes		206,095	206,095
Penalties and interest		223	223
Regional water authority fees		178	178
Tap connection and inspection		602,486	602,486
Miscellaneous		193	193
Investment earnings		643	643
Total Revenues		832,217	832,217
Expenditures			
Current service operations			
Purchased services		90,800	(90,800)
Professional fees	140,000	132,624	7,376
Contracted services	17,000	56,195	(39,195)
Repairs and maintenance		6,054	(6,054)
Administrative	30,500	26,088	4,412
Other	12,500	6,439	6,061
Capital outlay		150,501	(150,501)
Total Expenditures	200,000	468,701	(268,701)
Revenues Over/(Under) Expenditures	(200,000)	363,516	563,516
Other Financing Sources			
Developer advances	200,000	86,000	(114,000)
Net Change in Fund Balance		449,516	449,516
Fund Balance			
End of the year	\$ -	\$ 449,516	\$ 449,516

Waller County Municipal Utility District No. 55A
Notes to Required Supplementary Information
July 31, 2025

Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. There were no amendments to the budget during the year.

(This page intentionally left blank)

Texas Supplementary Information

Waller County Municipal Utility District No. 55A
TSI-1. Services and Rates
July 31, 2025

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Water:	\$ 25.00	10,000	N	\$ 1.50	10,001	to 15,000
				\$ 2.00	15,001	to 20,000
				\$ 2.50	20,001	to 25,000
				\$ 3.00	25,001	to 30,000
				\$ 3.50	30,001	to no limit
Wastewater:	\$ 50.00	N/A	Y			to
Surcharge:	\$ 0.077	1,000	N		1,000	to no limit

District employs winter averaging for wastewater usage? ☐ Yes ☒ No

Total charges per 10,000 gallons usage: Water \$ 25.77 Wastewater \$ 50.00

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	37	37	x 1.0	37
1"	96	96	x 2.5	240
1.5"			x 5.0	
2"	2	2	x 8.0	16
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water	135	135		293
Total Wastewater			x 1.0	

See accompanying auditor's report.

Waller County Municipal Utility District No. 55A
TSI-1. Services and Rates
July 31, 2025

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

*Gallons purchased:	<u>2,935,000</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>2,935,000</u>	(Gallons billed / Gallons pumped)
		<u>100.00%</u>

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

Does the District have Debt Service standby fees? Yes ☐ No ☒

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

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

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

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

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

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

City(ies) in which the District is located: _____

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

Entirely ☐ Partly ☐ Not at all ☒

ETJs in which the District is located: _____

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

If Yes, by whom? _____

*Purchased from Waller County Municipal Utility District No. 55.

See accompanying auditor's report.

Waller County Municipal Utility District No. 55A
TSI-2. General Fund Expenditures
For the Thirteen-Month Inception Period Ended July 31, 2025

Purchased services	\$ 90,800
Professional fees	
Legal	92,783
Engineering	39,841
	<u>132,624</u>
Contracted services	
Bookkeeping	15,750
Operator	31,854
Central appraisal district	1,510
Tax assessor collector	7,081
	<u>56,195</u>
Repairs and maintenance	<u>6,054</u>
Administrative	
Directors fees	15,249
Printing and office supplies	7,037
Insurance	1,572
Other	2,230
	<u>26,088</u>
Other	<u>6,439</u>
Capital outlay	<u>150,501</u>
Total expenditures	<u><u>\$ 468,701</u></u>

See accompanying auditor's report.

Waller County Municipal Utility District No. 55A
TSI-4. Taxes Levied and Receivable
July 31, 2025

	Maintenance Taxes
2024 Original Tax Levy and Adjusted Tax Levy	<u>\$ 156,654</u>
Rollback Taxes	<u>49,441</u>
Total to be accounted for	<u>206,095</u>
Tax collections:	
Current year	<u>206,095</u>
Taxes Receivable, End of Year	<u>\$ -</u>
	<u>2024</u>
Property Valuations:	
Land	\$ 17,751,700
Exemptions	(7,308,130)
Total Property Valuations	<u>\$ 10,443,570</u>
Tax Rates per \$100 Valuation:	
Maintenance tax rates	<u>\$ 1.50</u>
Adjusted Tax Levy:	<u>\$ 156,654</u>
Percentage of Taxes Collected to Taxes Levied ***	<u>100.00%</u>

* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 8, 2024

** Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on May 8, 2024

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

See accompanying auditor's report.