

IN THE OPINION OF BOND COUNSEL, INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER EXISTING LAW, AND INTEREST ON THE BONDS IS NOT SUBJECT TO THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE "TAX MATTERS" FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

The District will designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – Qualified Tax-Exempt Obligations" herein.

**NEW ISSUE—BOOK-ENTRY-ONLY**

CUSIP No. 414507

**RATINGS: Underlying "Baa3" Moody's**  
See "MUNICIPAL BOND RATING" herein

**\$4,220,000**

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 99**

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

**UNLIMITED TAX BONDS**

**SERIES 2026**

**Dated: February 1, 2026**

**Due: March 1 (as shown below)**

Interest on the Bonds (the "Bonds" or the "Series 2026 Bonds") will accrue from February 1, 2026, and will be payable on September 1 and March 1 of each year, commencing September 1, 2026. The definitive Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the owners thereof. Principal of, premium, if any, and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM" herein. The initial Paying Agent/Registrar is The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. See "THE BONDS."

**MATURITIES, AMOUNTS, INTEREST RATES AND PRICES**

<u>Principal Amount</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Yield to Maturity(a)</u>	<u>Principal Amount</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Yield to Maturity(a)</u>
\$70,000	2027	%	%	\$150,000	2041 (b)	%	%
\$75,000	2028	%	%	\$175,000	2042 (b)	%	%
\$75,000	2029	%	%	\$175,000	2043 (b)	%	%
\$100,000	2030	%	%	\$175,000	2044 (b)	%	%
\$100,000	2031	%	%	\$175,000	2045 (b)	%	%
\$100,000	2032 (b)	%	%	\$200,000	2046 (b)	%	%
\$100,000	2033 (b)	%	%	\$200,000	2047 (b)	%	%
\$100,000	2034 (b)	%	%	\$225,000	2048 (b)	%	%
\$125,000	2035 (b)	%	%	\$225,000	2049 (b)	%	%
\$125,000	2036 (b)	%	%	\$225,000	2050 (b)	%	%
\$125,000	2037 (b)	%	%	\$250,000	2051 (b)	%	%
\$125,000	2038 (b)	%	%	\$250,000	2052 (b)	%	%
\$150,000	2039 (b)	%	%	\$275,000	2053 (b)	%	%
\$150,000	2040 (b)	%	%				

(a) The initial reoffering yields are established by and are the sole responsibility of the Underwriter (hereinafter defined) and may be subsequently changed.

(b) The Bonds maturing on or after March 1, 2032, are subject to redemption in whole or from time to time in part, at the option of the District (hereinafter defined), on March 1, 2031, or on any date thereafter, at a price equal to the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. If fewer than all of the Bonds are redeemed, the Bonds to be redeemed shall be selected, on behalf of the District, by the Paying Agent/Registrar, in its capacity as Registrar, by lot or other customary method, in integral multiples of \$5,000 in any one maturity. See "THE BONDS – Optional Redemption of the Bonds."

The proceeds of the Bonds will be used by Harris County Water Control and Improvement District No. 99 (the "District") to: (1) fund the extension of water and sewer lines and easement acquisitions; (2) fund the rehabilitation of existing sanitary sewer lines; (3) fund upgrades to the water plant site; (4) fund the rehabilitation of existing water line infrastructure; (5) fund certain engineering and contingency costs; (6) fund twelve (12) months of capitalized interest; and (7) pay bond issuance and administrative expenses. See "USE OF BOND PROCEEDS." The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of a continuing, direct, annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See "THE BONDS – Source of and Security for Payment." The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston, or any entity other than the District. Neither the faith and credit nor the taxing power of the State of Texas, Harris County, or the City of Houston, is pledged to the payment of the principal of or interest on the Bonds. **The Bonds are subject to certain investment considerations described under the caption "RISK FACTORS."**

The Bonds are offered when, as and if issued by the District, subject to approval by the Attorney General of Texas and the approval of certain legal matters by Johnson Petrov LLP, Houston, Texas, Bond Counsel. The District will be advised on certain legal matters concerning disclosure by Sanford Kuhl Hagan Kugle Parker Kahn LLP, Houston, Texas, Disclosure Counsel. Delivery of the Bonds is expected through the facilities of DTC on or about February 19, 2026.

**Bids Due: Tuesday, January 20, 2026 at 9:00 A.M. Houston Time**

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## **USE OF INFORMATION IN OFFICIAL STATEMENT**

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

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

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not registered or 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, 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 Johnson Petrov LLP, 2929 Allen Parkway, Suite 3150, Houston, Texas 77019, upon payment of duplication costs.

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

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

## **SALE AND DISTRIBUTION OF THE BONDS**

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District has accepted the bid producing the lowest net interest cost to the District, which was tendered by \_\_\_\_\_ (the "Underwriter"), to purchase the Bonds bearing the rates shown on the cover page of this Official Statement at a price of \_\_\_\_\_% of par 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, as amended.

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing Bonds into unit investment trusts) and others at prices lower than the public offering price stated on the cover page hereof. The initial offering price may be changed from time to time by the Underwriter.

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

### **Prices and Marketability**

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

THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE BONDS MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER AFTER THE BONDS ARE RELEASED FOR SALE, AND THE BONDS MAY BE OFFERED AND SOLD AT PRICES OTHER THAN THE INITIAL OFFERING PRICES, INCLUDING SALES TO DEALERS WHO MAY SELL THE BONDS INTO INVESTMENT ACCOUNTS. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-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 the Bonds may be greater than 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 Bonds has been filed with the Securities and Exchange Commission ("SEC") under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. 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.

### **CONTINUING DISCLOSURE OF INFORMATION - SEC RULE 15c2-12**

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

### **Annual Reports**

The information to be updated with respect to the District includes the financial information and data of the District of the general type included in "DISTRICT DEBT" (except for "Estimated Overlapping Debt,") "DISTRICT TAX DATA," "APPENDIX A" (Independent Auditor's Report and Financial Statements of the District) of this Official Statement. The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2026. The District will provide the updated information to EMMA.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule. The updated information will include audited financial statements if it commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, the District shall provide unaudited financial statements for the applicable fiscal year to each EMMA within such six-month period, and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

### **Event Notices**

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

defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the District or other obligated person (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect beneficial owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The term "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 federal securities laws. Neither the Bonds nor the Bond Order makes any provisions 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."

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of material 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 nor has the District agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement although holders and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

### **Compliance with Prior Undertakings**

During the past five years, the District has complied in all material respects with the terms of its prior continuing disclosure agreements in accordance with the Rule.

### **MUNICIPAL BOND RATING**

In connection with the sale of the Bonds the District has made application to Moody's Investors Service, Inc. ("Moody's") which has assigned a rating of "Baa3" on the Bonds based upon the District's underlying credit without bond insurance. An explanation of the significance of such rating may be obtained from Moody's. The rating reflects only the view of Moody's and the District makes no representation as to the appropriateness of such rating. The District can make no assurance that the Moody's rating will continue for any period of time or that such rating will not be revised downward or withdrawn entirely by Moody's if in the judgment of Moody's circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

### **BOND INSURANCE**

The District has applied to Assured Guaranty Inc. ("AG") and Build America Mutual Assurance Company ("BAM") for qualification of the Bonds for bond insurance. Potential purchasers may bid for the Bonds with or without bond insurance. If the Underwriters bid for a series of the Bonds with bond insurance, the cost of the bond insurance premium must be paid for by the Underwriters. The District will pay for the cost of the Moody's rating. The Underwriters must pay for the cost of any rating other than the Moody's rating. If the Underwriters purchase a series of the Bonds with bond insurance and, subsequent to the sale date and prior to the closing date, the bond insurer's credit rating is down-graded; the Underwriters are still obligated to accept delivery of the Bonds. Information relative to the cost of the insurance premium will be available from AG and BAM on the day of the sale.

## OFFICIAL STATEMENT SUMMARY

The following material is a summary of certain information contained herein and is qualified in its entirety by the detailed information appearing elsewhere in this Official Statement. The reader should refer particularly to sections that are indicated for more complete information.

### **THE BONDS**

<b>Description:</b>	The \$4,220,000 Unlimited Tax Bonds, Series 2026, are dated February 1, 2026. The Bonds represent the fourth series of bonds to be issued by Harris County Water Control and Improvement District No. 99 (the "District"). The Bonds mature on March 1 in the years as reflected on the cover page of this Official Statement. See "THE BONDS."
<b>Source of Payment:</b>	The Bonds are payable from a continuing, direct, annual ad valorem tax upon all taxable property within the District which, under Texas law, is not limited as to rate or amount. The Bonds are obligations of the District and are not obligations of the State of Texas, Harris County, the City of Houston, or any other political subdivision or agency. See "THE BONDS – Source of and Security for Payment."
<b>Redemption Provisions:</b>	The Bonds maturing on or after March 1, 2032, are subject to early redemption, in whole or part, on March 1, 2031, or on any date thereafter at the option of the District at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See "THE BONDS – Optional Redemption of the Bonds."
<b>Book-Entry-Only System:</b>	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of, premium, if any, and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."
<b>Use of Proceeds:</b>	Proceeds from the sale of the Bonds will be used to: (1) fund the extension of water and sewer lines and easement acquisitions; (2) fund the rehabilitation of existing sanitary sewer lines; (3) fund upgrades to the water plant site; (4) fund the rehabilitation of existing water line infrastructure; (5) fund certain engineering and contingency costs; (6) fund twelve (12) months of capitalized interest; and (7) pay bond issuance and administrative expenses. See "USE OF BOND PROCEEDS."
<b>Legal Opinion:</b>	Johnson Petrov LLP, Bond Counsel, Houston, Texas. See "LEGAL MATTERS" and "TAX MATTERS."
<b>Paying Agent/Registrar:</b>	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas.
<b>Payment Record:</b>	The Bonds represent the District's fourth bond issue. The District has never defaulted on the payment of principal of or interest on its bonds.
<b>Risk Factors:</b>	The Bonds are subject to certain investment considerations, as set forth in this Official Statement. Prospective purchasers should carefully examine this Official Statement with respect to the investment security of the Bonds, particularly the sections captioned "RISK FACTORS" and "LEGAL MATTERS."
<b>Qualified Tax Exempt Obligations:</b>	The Bonds will be designated as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS – Qualified Tax-Exempt Obligations."
<b>Municipal Bond Rating:</b>	In connection with the sale of the Bonds the District has made application to Moody's which has assigned a rating of "Baa3" on the Bonds based upon the District's underlying credit without bond insurance. An explanation of the significance of such rating may be obtained from Moody's. The rating reflects only the view of Moody's and the District makes no representation as to the appropriateness of such rating. See "MUNICIPAL BOND RATING."

**Bond Insurance:** The District has applied for qualification of the Bonds for bond insurance. The Underwriter may bid for the Bonds with or without bond insurance. If the Underwriter bids for the Bonds with bond insurance, the cost of the bond insurance premium must be paid for by the Underwriter. Information relative to the cost of the insurance premium will be available from the bond insurance companies on the day of the sale. See “BOND INSURANCE.”

## **THE DISTRICT**

**Authority:** The District is a water control and improvement district created on July 29, 1966, by an order of the Texas Water Rights Commission predecessor to the Texas Commission on Environmental Quality (“TCEQ”). The District also confirmed by a resolution of the City of Houston on May 18, 1966. The District operates pursuant to the authority of Chapters 49 and 51, Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to water control and improvement districts, including particularly Chapters 49 and 51, Texas Water Code, as amended. The District is empowered to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. See “THE DISTRICT – Authority.”

**Description:** The District, as it was originally created, included approximately 372 acres. Since its creation, the District has annexed certain tracts of land and excluded certain tracts of land. The District currently includes approximately 446 acres. The District is located east of I-45, with East Cypresswood Drive as the northern boundary and Cypress Creek as the southern boundary. The eastern boundary of the District extends to W Hardy Road. The District is located wholly within the extraterritorial jurisdiction (“ETJ”) of the City of Houston. See “THE DISTRICT – Description.”

**Summary of Land Uses:** As of October 1, 2025, the District included approximately 420 developed acres, 0 acres under development, and approximately 26 undevelopable acres, which include street rights-of-way, detention ponds, drainage easements, water and wastewater plant sites, pipeline easements, and open spaces. The building development in the district includes 500 single family homes (495 of which were occupied as of October 1, 2025), four retail establishments, an apartment complex and a self-storage facility. Additionally the District serves Spring ISD High School and intends to use funds from the Bonds to extend lines to a Spring ISD elementary school and transportation center. See “THE DISTRICT – Status of Land Development/Land Uses in the District.”



**SELECTED FINANCIAL INFORMATION**  
**(Unaudited)**

2025 Certified Taxable Value	\$138,251,501	(a)
Direct Debt		
Outstanding Bonds (as of December 1, 2025)	\$7,235,000	
The Bonds	<u>\$4,220,000</u>	
<b>Total Direct Debt</b>	<b>\$11,455,000</b>	
See "DISTRICT DEBT"		
Estimated Overlapping Debt	<u>\$10,479,884</u>	(b)
<b>Direct and Estimated Overlapping Debt</b>	<b>\$21,934,884</b>	
Percentage of Direct Debt to:		
2025 Certified Taxable Value	8.29%	
See "DISTRICT DEBT"		
Percentage of Direct and Estimated Overlapping Debt to:		
2025 Certified Taxable Value	15.87%	
See "DISTRICT DEBT"		
2025 District Tax Rate Per \$100 of Assessed Value		
Debt Service Tax	\$0.16	
Maintenance Tax	<u>\$0.00</u>	
<b>Total 2025 District Tax Rate</b>	<b>\$0.16</b>	
Cash and Temporary Investment Balances as of September 30, 2025		
General Fund	\$732,336	(c)
Debt Service Fund (Pro-Forma)	\$967,878	(d)

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- (a) Reflects the 2025 Certified Taxable Value according to data supplied to the District by Harris Central Appraisal District ("HCAD.") The figure above consists of \$128,235,019 of property that has been fully certified by HCAD and approximately 85% of the value of property that is currently still in the certification process (\$11,784,097) that will ultimately be certified according to HCAD. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT – Estimated Overlapping Debt."
- (c) Unaudited figure per the District's records. See "GENERAL FUND OPERATING HISTORY."
- (d) The Debt Service Fund figure above includes \$202,560 of capitalized interest to be deposited into the Debt Service Fund on or about the day of closing of the Bonds. Neither Texas law nor the District's Bond Order requires that the District maintain any particular balance in the Debt Service Fund. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue."

## DEBT SERVICE REQUIREMENTS

The following sets forth the debt service on the District's outstanding bonds and the debt service requirements for the Bonds.

<u>Year</u>	<u>Outstanding Debt</u>	<u>Debt Service on the</u>		<u>Total Debt</u>
	<u>Service</u>	<u>Series 2026 Bonds</u>		<u>Service</u>
	<u>Requirements</u>	<u>Principal</u>	<u>Interest*</u>	<u>Requirements*</u>
2026	\$354,694	-	\$118,160	\$472,854
2027	\$348,694	\$70,000	\$200,880	\$619,574
2028	\$342,694	\$75,000	\$197,400	\$615,094
2029	\$337,694	\$75,000	\$193,800	\$606,494
2030	\$358,444	\$100,000	\$189,600	\$648,044
2031	\$353,944	\$100,000	\$184,800	\$638,744
2032	\$349,444	\$100,000	\$180,000	\$629,444
2033	\$369,694	\$100,000	\$175,200	\$644,894
2034	\$364,694	\$100,000	\$170,400	\$635,094
2035	\$359,694	\$125,000	\$165,000	\$649,694
2036	\$379,444	\$125,000	\$159,000	\$663,444
2037	\$373,944	\$125,000	\$153,000	\$651,944
2038	\$368,444	\$125,000	\$147,000	\$640,444
2039	\$387,694	\$150,000	\$140,400	\$678,094
2040	\$381,694	\$150,000	\$133,200	\$664,894
2041	\$375,694	\$150,000	\$126,000	\$651,694
2042	\$394,241	\$175,000	\$118,200	\$687,441
2043	\$387,334	\$175,000	\$109,800	\$672,134
2044	\$380,428	\$175,000	\$101,400	\$656,828
2045	\$398,038	\$175,000	\$93,000	\$666,038
2046	\$390,163	\$200,000	\$84,000	\$674,163
2047	\$431,725	\$200,000	\$74,400	\$706,125
2048	\$422,725	\$225,000	\$64,200	\$711,925
2049	\$413,725	\$225,000	\$53,400	\$692,125
2050	\$414,613	\$225,000	\$42,600	\$682,213
2051	-	\$250,000	\$31,200	\$281,200
2052	-	\$250,000	\$19,200	\$269,200
2053	-	<u>\$275,000</u>	<u>\$6,600</u>	<u>\$281,600</u>
<b>TOTALS</b>	<b>\$9,439,591</b>	<b>\$4,220,000</b>	<b>\$3,431,840</b>	<b>\$17,091,431</b>

Maximum Annual Debt Service Requirements (2048)..... \$711,925\*

\$0.55 Tax Rate on the 2025 Certified Taxable Value of \$138,251,501

at 95% collections produces (a) ..... \$722,364\*

- (a) The \$0.55 figure above does NOT reflect contractual payments to be received from Spring ISD and the CW Cypresswood apartment complex. Those contractual payments should allow the District to satisfy the above debt service requirement with a debt service tax rate of \$0.18 assuming no growth in its 2025 taxable value per information provided to the District by HCAD. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue" and "THE DISTRICT – Contract with Spring Independent School District."

\*Preliminary, subject to change.

## OFFICIAL STATEMENT

relating to

\$4,220,000

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 99**  
**(A political subdivision of the State of Texas located within Harris County, Texas)**

### **UNLIMITED TAX BONDS** **SERIES 2026**

#### **INTRODUCTION**

This Official Statement provides certain information in connection with the issuance of the \$4,220,000 Harris County Water Control and Improvement District No. 99 Unlimited Tax Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to the Constitution and general laws of the State of Texas, as amended, pursuant to an order of the Texas Commission on Environmental Quality ("TCEQ"), pursuant to an order (the "Bond Order") adopted by the Board of Directors of Harris County Water Control and Improvement District No. 99 (the "District"), and pursuant to an election held within the District.

This Official Statement includes descriptions of the Bonds, the Bond Order, certain information about the District, and the District's financial condition. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Bond Counsel upon payment of duplication costs thereof.

#### **RISK FACTORS**

##### **General**

The Bonds are obligations of the District and are not obligations of the State of Texas, Harris County, the City of Houston, or any other political subdivision. The Bonds are payable from a continuing, direct, annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District. See "THE BONDS – Source of and Security for Payment." The investment quality of the Bonds depends on the ability of the District to collect all taxes levied against the taxable property within the District and, in the event of foreclosure of the District's tax lien, on the marketability of the property and the ability of the District to sell the property at a price sufficient to pay taxes levied by the District and by other overlapping taxing authorities. The District cannot and does not make any representations that over the life of the Bonds the taxable property within the District will accumulate or maintain taxable values sufficient to justify the continued payment of taxes by property owners.

##### **Marketability**

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

##### **Tax Collections**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, or (c) market conditions limiting the proceeds from a foreclosure sale of taxable property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax

foreclosure sale. Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two (2) other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six (6) years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid.

### **Registered Owners' Remedies**

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

### **Bankruptcy Limitation to Registered Owners' Rights**

The enforceability of the rights and remedies of the Registered Owners may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Specifically, the District may voluntarily file a petition for protection from creditors under the federal bankruptcy laws. During the pendency of the bankruptcy proceedings, the remedy of mandamus would not be available to the Registered Owners unless authorized by a federal bankruptcy judge.

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

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

A district cannot be placed into bankruptcy involuntarily.

## **Approval of the Bonds**

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

## **Economic Factors**

The continued growth of taxable values in the District is directly related to the housing and building industry. The housing and building industry has historically been a cyclical industry, affected by both short-term and long-term interest rates, availability of mortgage and development funds, labor conditions, and general economic conditions. A return to relatively high mortgage interest rates similar to those experienced in the past may adversely affect the availability and desirability of mortgage financing for homes, hence reducing demand for homes in the District.

Interest rates and the availability of mortgage and development funds have a direct impact on construction activity, particularly the short-term interest rates, at which developers and builders are able to obtain financing for development or building costs. Interest rate levels may affect the developers' or builders' ability to complete development or building plans. Long-term interest rates can affect home purchasers' ability to qualify for and afford the total financing costs of a new home. The continuation of long-term interest rates at higher levels may negatively affect home sales and the rate of growth of taxable values in the District.

The economy of the Houston, Texas metropolitan area and the southeast Texas regional area is largely dependent on the petrochemical industry. Recent fluctuations in the price of oil and related products have the potential to negatively affect the economy of the Houston, Texas metropolitan area and the southeast Texas region and likewise negatively affect housing prices, assessed valuations and continued development in the District. The District can make no prediction on what effect current or future oil prices may have on housing prices, assessed valuations and continued development in the District.

The Houston metropolitan area has, in the past, experienced increased unemployment, business failures, and slow absorption of office space. These factors, if they recur, could affect the demand for new residential home construction and commercial development and hence the growth of property values in the District. An oversupply of homes, along with a decreased demand in new housing because of general economic conditions or relatively high interest rates, may have an adverse impact on sale prices for homes and, consequently, may materially adversely affect property values or, in some instances, cause builders to abandon homebuilding plans altogether.

The housing industry in the Houston area is competitive and the District can give no assurance that current building programs will be completed. The competitive position of the Developer in the sale of its developed lots or, respectively, that of present and prospective builders in the construction of single-family residential houses, is affected by most of the factors discussed herein. Such a competitive position is directly related to tax revenues to be received by the District and the growth and maintenance of taxable values in the District.

Nationally, there was a significant downturn in new housing construction in 2007 - 2011 caused in part by increasing foreclosures, reduced builder financing, the unavailability of mortgage funds and slower growth, and contraction in the national economy, resulting in a decline in the market value of homes. The downturn did not have an effect on the value of homes in the District, as the District had not yet been created at that time. However, the Houston area, which includes Harris County, experienced reduced levels of home construction in 2009, 2010, 2011, and 2012 versus similar periods in prior years, i.e., 2004 - 2006.

Alternative sites are available for the construction of single-family residential improvements and within the market area in which the District is located. Such sites could pose competition to the continued homebuilding development and commercial development on comparable sites within the District.

## **Potential Effects of Oil Price Declines on the Houston Area**

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

### **Landowners/Developer Under No Obligation to the District**

Neither any developer nor any other landowner within the District have any commitments or obligations to proceed at any particular rate or according to any specified plan with the development of land or the construction of homes in the District. Currently, there is no restriction on any landowner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots or commercial tracts and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District and result in higher tax rates. The District is also dependent upon certain principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such conditions may have on their ability to pay taxes. See "DISTRICT TAX DATA – Principal Taxpayers."

### **Potential Impact of Future Development on District Tax Rates**

Assuming no further construction of residential, multi-family, and/or commercial projects within the District other than those that have been constructed, the value of such land and improvements currently located and under construction within the District could be a major determinant of the ability of the District to collect, and the willingness of property owners to pay, ad valorem taxes levied by the District. After issuance of the Bonds, the Maximum Annual Debt Service Requirement will be \$711,925 (2048). Assuming no increase or decrease from the 2025 Certified Taxable Value of \$138,251,501, and no use of other District funds, a District tax rate of \$0.55 per \$100 of Assessed Valuation at 95% collection rate would be necessary to pay the Maximum Annual Debt Service Requirement. See "DISTRICT TAX DATA – Tax Adequacy of Tax Revenue."

### **Future Debt**

The District may issue additional bonds, with the approval of the TCEQ, necessary to provide and rehabilitate improvements and facilities consistent with the purposes for which the District was created. The District's voters have authorized the issuance of a total of \$16,000,000 of unlimited tax bonds for water, sewer, and drainage facilities. After the issuance of the Bonds, a total of \$4,345,000 of unlimited tax bonds will remain authorized but unissued. The District's voters have additionally authorized the issuance of unlimited tax refunding bonds in an amount equal to one and one-half times the outstanding principal amount of new money unlimited tax bonds from time to time. Depending upon the District's future issuance of tax-supported debt and the development of the District's tax base, increases in the District's annual ad valorem tax rate may be required to provide for the payment of principal of and interest on the District's current bonded indebtedness and any future tax-supported debt issued by the District. The Bond Order imposes no limitation on the amount of additional parity bonds that may be issued by the District (if authorized by the District's voters and approved by the Board and the TCEQ). See "THE DISTRICT – Authority."

### **Financing Parks and Recreational Facilities**

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required (a) preparation of a detailed park plan; (b) authorization of park bonds by the qualified voters in the District; (c) approval of the park project and bonds by the TCEQ; and (d) 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 (1%) 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 more than three percent (3%) of the value of the taxable property in the District. The Board has not prepared a park plan and the voters have not authorized park and recreation bonds at this time. If authorized by the voters, such bonds could be issued in the future.

Current law may be changed in a manner to increase the amount of bonds that may be issued as related to a percentage of the value of taxable property or to allow a higher or lower maintenance tax rate for such purposes. The levy of taxes for such purposes may dilute the security for the Bonds.

### **Continuing Compliance with Certain Covenants**

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

## **Environmental Regulations**

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

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

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

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

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

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

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

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

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

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system.

Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyflouroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

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

The District’s stormwater discharges currently maintain permit coverage through the Municipal Separate Storm System Permit (the “Current Permit”) issued to the Storm Water Management Joint Task Force consisting of Harris County, Harris County Flood Control District, the City of Houston, and the Texas Department of Transportation. In the event that at any time in the future the District is not included in the Current Permit, it may be required to seek independent coverage under the TCEQ’s General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”), which authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. If the District’s inclusion in the MS4 Permit 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, if enacted whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending, or future legislation.



## **Bond Insurance Risk Factors**

*The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. If such a bond insurance policy is issued, investors should be aware of the following risk factors:*

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

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

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

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

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

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

## **Severe Weather**

The District is located approximately 70 miles from the Texas Gulf Coast. Land located in this area is susceptible to high winds, heavy rain and flooding caused by hurricanes, tropical storms, and other tropical disturbances. If a hurricane (or any other natural disaster) significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, with a corresponding decrease in tax revenues or necessity to 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 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 would be adversely affected.

The greater Houston area has experienced four storms exceeding a 0.2% probability of occurrence (i.e., "500-year flood" events) since 2015. If the District were to sustain damage to its facilities as a result of such a storm (or any other severe weather event) requiring substantial repair or replacement, or if substantial damage to taxable property within the District were to occur as a result of a severe weather event, the investment security of the Bonds could be adversely affected.

## **Hurricane Harvey**

The Houston area, including the area in and around the District in Harris County, sustained widespread wind and rain damage and flooding as a result of Hurricane Harvey's landfall along the Texas Gulf Coast on August 25, 2017, and historic levels of rainfall during the succeeding four days. According to the District's operator, Eagle Water Management ("Operator") and the District's engineer Vogt Engineering, L.P. ("Engineer"), the water, sewer, and drainage facilities serving the land within the District did not sustain any significant damage and there was no interruption of water and sewer service to residents of the District. According to the Operator, Engineer, and resident District Board Members approximately 258 homes within the District experienced flooding as a result of Hurricane Harvey; all of the flooded homes have been rehabilitated except for approximately 8 homes that have since been demolished (these lots remain as open space in the District). Subsequent to Hurricane Harvey there have been three other major rain events in the Houston area. The District experienced flooding in approximately 25 homes during two of those storms; all of the homes flooded in those two storms have been rehabilitated. At the present time approximately 153 homes remain in the floodplain.

## **Specific Flood Type Risks**

The District may be subject to the following flood risks:

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

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

## **Temporary Tax Exemption for Property Damaged by Disaster**

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

## **Tax Payment Installments After Disaster**

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the 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. See "TAXING PROCEDURES."

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

## **Atlas 14**

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in 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.

## **Harris County Floodplain Regulations**

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

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

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

The new and amended Harris County and City of Houston regulations may have a negative impact on new development in those subdivisions in the District that are within Harris County or in the City of Houston's extraterritorial jurisdiction.

## **Cybersecurity**

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

## **Increase In Costs of Building Materials and Labor Shortages**

As a result of low supply and high demand, shipping constraints, and ongoing trade disputes (including tariffs and retaliatory tariffs), there have been substantial increases in the cost of lumber and other materials, causing many homebuilders and general contractors to experience budget overruns. Further, the federal administration's unpredictable tariff policy (including the threatened impositions of tariffs) may impact the ability of the developer or homebuilder[s] in the District to estimate costs. The federal administration's immigration policies may additionally impact the State's workforce, particularly in construction. Mass deportations or immigration policies that make it challenging for foreign workers to work in the United States may result in labor shortages that impact the developer's ability to construct utility and road facilities and a homebuilder's ability to construct homes within the District. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values. 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 any home builder.

## USE OF BOND PROCEEDS

Proceeds from the sale of the Bonds will be used to: (1) fund the extension of water and sewer lines and easement acquisitions; (2) fund the rehabilitation of existing sanitary sewer lines; (3) fund upgrades to the water plant site; (4) fund the rehabilitation of existing water line infrastructure; (5) fund certain engineering and contingency costs; (6) fund twelve (12) months of capitalized interest; and (7) pay bond issuance and administrative expenses.

In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the costs of the below-described facilities; however, the District cannot and does not guarantee the sufficiency of funds for such purposes. The District's present estimate of the use of proceeds of the Bonds as approved by the TCEQ is as follows:

<b>CONSTRUCTION COSTS</b>	<b><u>Total Amount</u></b>
<b>District Items</b>	
Upgrades to South Water Plant	\$102,000
Water Line Rehabilitation	\$159,000
Water and Wastewater line Extension to serve SISD Transportation Center	\$357,713
McNabb Elementary Water and Wastewater Line Extension	\$40,000
Wastewater Rehabilitation	\$1,595,990
Repair Ames Wastewater Crossing	\$150,000
SISD Transportation Center Easement Costs	\$329,072
Contingencies	\$273,378
Engineering, Surveying, Geotechnical, Testing and Inspection	<u>\$616,466</u>
<b>Total District Items</b>	<b>\$3,623,619</b>
 <b>NON-CONSTRUCTION COSTS</b>	
Legal Fees	\$84,400
Fiscal Agent Fees	\$63,300
Capitalized Interest	\$202,560
Bond Discount	\$126,600
Bond Issuance Expenses	\$44,751
Bond Application Report Costs	\$60,000
Attorney General Fee	\$4,220
TCEQ Bond Issuance Fee	\$10,550
Contingency	<u>\$0</u> (a)
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$596,381</b>
 <b>TOTAL BOND ISSUE REQUIREMENT</b>	 <b><u>\$4,220,000</u></b>

- 
- (a) The District will designate any surplus Bond proceeds resulting from the sale of the Bonds at a lower interest rate than the estimated rate as a contingency line item in the Final Official Statement. Such funds, and any other surplus Bond proceeds should approved estimated amounts exceed actual costs, will be used by the District to fund costs only after approval by the TCEQ.

## THE DISTRICT

### Authority

The District is a water control and improvement district created on July 29, 1966, by an order of the Texas Water Rights Commission, predecessor to the TCEQ. The District was confirmed by a resolution of the City of Houston on May 18, 1966. The District operates pursuant to the authority of Chapters 49 and 51, Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to water control and improvement districts, including particularly Chapters 49 and 51, Texas Water Code, as amended. The District is empowered to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water.

Under certain limited circumstances, the District also is authorized to construct, develop, and maintain park and recreational facilities. In addition, the District is authorized to establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provides such facilities and services to the customers of the District.

The District is subject to the continuing supervisory jurisdiction of the TCEQ, as well as the terms of the City of Houston Consent Ordinance consenting to the creation of the District.

### Description and Location

The District, as it was originally created, included approximately 372 acres. Since its creation, the District has annexed certain tracts of land and excluded certain tracts of land. The District currently includes approximately 446 acres. The District is located east of I-45, with East Cypresswood Drive as the northern boundary and Cypress Creek as the southern boundary. The eastern boundary of the District extends to W Hardy Road. The District is located wholly within the ETJ of the City of Houston.

The District has elevations ranging from 60 feet above mean sea level ("msl") to 112 feet msl. Approximately 117 acres in the District lie within the 100-year flood plain as shown by current Federal Insurance Rate Maps ("FIRM's") published by the Federal Emergency Management Agency ("FEMA"). Approximately 136 of the homes in the District are located within the 100-year flood plain.

### Status of Development/Land Uses in the District

A summary of the approximate land use in the District as of October 1, 2025, appears in the following table:

<u>Type of Land Use</u>	<u>Approximate Acres</u>	
Developed and Improved Acres	420	(a)
Acres Under Development	0	
Additional Developable Acreage	0	
Undevelopable Land	<u>26</u>	(b)
<b>Total Approximate Acres</b>	<b>446</b>	

(a) Represents the developed acres located in the North Hill Estates, Lynwood Estates, and Casper Lane Estates subdivisions. Those subdivisions include 500 homes (495 of which were occupied as of October 1, 2025). Approximately 89 acres of the 420 figure above are in the 100 year flood plain. Homes in the District were for the most part constructed during the late 1960's and the 1970's and are currently on the District's tax roll with taxable values ranging from \$90,000- \$480,000 (the average taxable value of homesteads on the District's 2025 tax roll is approximately \$254,914. Commercial building development in the District currently includes four retail establishments, a 330 unit apartment complex located on approximately 12 acres, and a self-storage facility. Additionally, the District serves Spring ISD's Spring High School and intends to serve a Spring ISD elementary school and transportation center (Spring ISD collectively has approximately 94 acres in the District).

(b) Includes drainage easements, and flood plain acreage.

### **The Most Recent Developer in the District**

Dreamlab Developers, LLC (“Developer”) developed 17 acres in the District. Dreamlab Developers, LLC is a single purpose entity established solely for the purpose of developing the land and developing a 330-unit multifamily complex (approximately 12 acres) and an approximately 25,000 square foot commercial retail establishment (approximately 5 acres). See “DISTRICT TAX DATA – Decrease in January 1, 2025 Taxable Value.”

### **Contract with Spring Independent School District**

The District has provided water and wastewater service to the Spring Independent School District (“SISD”) Spring High School Campus Complex and football stadium (the “School Complex”) for almost forty (40) years. At the request of SISD, on March 9, 2021 the District entered into an Annexation and Capital Contribution Agreement (the “Agreement”) with SISD. The Agreement provides for continued service to the School Complex pursuant to the District’s Rate Order, additional service to McNabb Elementary School and a Transportation Facility (with the School Complex, the “SISD Facilities”), annexation into the District of the SISD Facilities (subject only to City of Houston consent), SISD buy-in to capacity in the existing water and wastewater plants and facilities of the District (the “District System”), District provision of service lines to certain SISD Facilities, SISD participation in financing of improvements financed by the Bonds and SISD participation in financing of current and future capital improvements.

The buy-in to capacity by SISD to the existing District System, with credit for previous capital contributions, is approximately \$881,729 payable by SISD to the District in contract revenue payments, plus interest, to the District’s Operating Account over twenty (20) years.

SISD utilizes approximately 35% of the capacity in the portion of the District System that serves SISD and will make annual contract revenue payments to the District for its 35% prorated share of the District System that serves SISD and are financed by bonds. Such amount is approximately 35% of the annual debt service on the District’s outstanding Series 2021 Bonds, and approximately 21% of the annual debt serves on the Bonds. Such amount will be deposited in the District’s Debt Service Fund and will be used for payment of a portion of the debt service on the Bonds. It should be noted that the contract amounts to be received by the District from SISD does not in any way mitigate the District’s unlimited tax pledge to support the timely payment of principal of and interest on the Bonds.

### **Property Tax-Exempt Apartment Water and Sewer Service Surcharge**

During the District’s fiscal year end March 31, 2025, the approximately 48 million taxable value apartment complex (“CW Cypresswood”) in the District became property tax-exempt. In order to replace the debt service tax revenue due to the loss of taxable value, the District adopted a water and sewer service surcharge for property tax-exempt apartments in its rate order. After the CW Cypresswood owner filed an appeal of the adopted surcharge with the Public Utilities Commission, as permitted under Texas law, the District and CW Cypresswood entered into a settlement agreement in which both parties agreed that the below described surcharge is just and reasonable. The water and sewer service surcharge for property tax-exempt apartments shall be an annual payment, due by January 31st of each year, in an amount equal to 37.5 percent of the District’s annual debt service for the year, after removing SISD’s share of annual debt service due under contracts between the District and SISD. The District intends, but is not required, to deposit such surcharge amounts in the District’s Debt Service Fund to be used for payment of a portion of the debt service on bonds issued by the District, including the Bonds. Should CW Cypresswood fail to make payment of the surcharge, such payment incurs late fees and the District may terminate water and sewer service to CW Cypresswood in accordance with its rate order. If CW Cypresswood no longer become property tax-exempt, then such surcharge will no longer apply if the property is added to the District’s taxable value by the appraisal district. It should be noted that surcharge funds received by the District from CW Cypresswood does not in any way mitigate the District’s unlimited tax pledge to support the timely payment of principal and interest on the Bonds. See “TAX DATA – Decrease in January 1, 2025 Taxable Value”. See “THE DISTRICT – Contract with Spring Independent School District”.

### **DESCRIPTION OF THE DISTRICT’S SYSTEM**

The proceeds of the District’s previously issued waterworks and sewer system combination unlimited tax and revenue bonds and unlimited tax bonds have been used to finance the construction and/or acquisition of water distribution, sanitary sewage collection, and storm drainage facilities to serve all of the District (the “System”), and to pay all expenses in any manner incidental thereto, in accordance with plans and specifications prepared by the Engineer. The previously issued waterworks and sewer system combination unlimited tax and revenue bonds and unlimited tax bonds also financed the construction and acquisition of water supply and storage facilities and a wastewater treatment plant for the District.

## **Regulation**

Construction and operation of the System as it now exists or as it may be expanded from time to time are subject to the regulatory jurisdiction of various federal, state and local authorities. The TCEQ exercises continuing supervisory authority over the District. Discharge of treated sewage into Texas waters is also subject to regulatory authority of the TCEQ and the United States Environmental Protection Agency ("EPA"). The provision of potable water in the District is subject to regulatory authority of the TCEQ and the EPA. Withdrawal of ground water and the issuance of water well permits is subject to the regulatory authority of the Harris-Galveston Coastal Subsidence District. Construction of drainage facilities is subject to the regulatory authority of the Harris County Flood Control District. Harris County, the City of Houston, and the Texas Department of Health also exercise regulatory jurisdiction over the District's System. Changes in regulatory criteria could require the District to make additional capital expenditures for system improvements in the future.

## **Water Supply and Storage**

The District's water supply plant include two wells constructed in July 1969 and April 1978; the two wells have capacity totaling 1,325 gallons per minute. The water plant also includes 420,000 gallons of ground storage capacity, booster pumps with capacity of 2,600 gpm, one 5,000-gallon and one 6,000-gallon hydropneumatic tanks. Bond proceeds will be used to expand hydropneumatics tank capacity. A second District water supply plant is complete and pending TCEQ approval to use. The new plant includes one 700gpm well, one 212,361-gallon ground storage tank, one 15,545-gallon hydropneumatic tank, and four 1,106gpm booster pumps. After such expansions and approvals the District's water supply system will be capable of serving 2,277 equivalent single-family connections ("ESFCs"). The District has emergency water supply interconnects with Harris County WCID No. 110.

The District currently provides water to approximately 1,073 ESFCs. Bond proceeds will be used to expand the District's water supply capacity so that it will be capable of serving 2,277.

## **Surface Water Conversion**

The District is within the boundaries of the Harris-Galveston Coastal Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in areas within the Subsidence District's jurisdiction. In furtherance of the Subsidence District's mandate to reduce groundwater pumpage and convert to surface water, the North Harris County Regional Water Authority (the "Authority") was created with the responsibility of, among other things, reducing groundwater usage in and providing surface water to permittees, including the District, within its boundaries. The Authority has developed a groundwater reduction plan ("GRP") and obtained Subsidence District approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from ground water to surface water. The District is included within the Authority's GRP.

The Authority has entered into a contract with the City of Houston for the purchase of treated surface water. Additionally, the Authority has entered into an agreement with the Central Harris County Regional Water Authority ("CHCRWA") for the joint financing, design, construction, operation and maintenance of water transmission facilities.

Under the Subsidence District regulations and the GRP, the Authority was required to limit groundwater withdrawals to no more than 70% of the total water demand within the Authority's GRP by January 2010. Additionally, the Subsidence District requires that the Authority limit groundwater withdrawals to no more than 40% of the total water demand within the Authority's GRP beginning in 2025 and further limits groundwater withdrawals to no more than 20% of the total water demand within the Authority's GRP beginning in 2035. If the Authority fails to comply with such requirements or its GRP, the Authority is subject to a \$12.12 per 1,000 gallons disincentive fee penalty ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of the maximum amount allowed by the Subsidence District. In the event of the Authority's failure to comply with such requirements, the Authority may also seek to collect such Disincentive Fees from the District.

The Authority has the power to issue debt supported by the revenues pledged for the payment of its obligations and may establish fees, rates, and charges as necessary to accomplish its purposes. The Authority has issued bonds to finance the costs of infrastructure required to meet the 2010 groundwater reduction requirements and the 2025 ground water reduction requirements. The Authority currently charges its members, including the District, a groundwater pumpage fee of \$2.60 per 1,000 gallons of groundwater pumped and a surface water fee of \$3.05 per 1,000 gallons of surface water purchased from the Authority.

The District cannot predict the amount of level of fees and charges which may be imposed upon the District by the Authority in the future, but the District anticipates the need to pass such fees through to its customers through increased water rates.

Additionally, the issuance of additional bonds in the future by the Authority or District in an undetermined amount may be necessary to develop additional surface water conversion infrastructure.

### **Wastewater Treatment**

The District operates a 1,150,000 gallon per day wastewater treatment plant. According to the Engineer, the District's current capacity is sufficient to serve approximately 1,150 equivalent single family connections.

### **Water Distribution, Wastewater Collection and Storm Drainage Facilities**

The District has constructed water distribution, wastewater collection and storm drainage facilities to serve substantially all of the land within the District.

### **Flood Plain Acreage in District**

According to the District's Engineer, approximately 117 acres in the District (which includes approximately 153 homes) that are located in the 100-year flood plain; as noted elsewhere in this Official Statement approximately 258 homes in the District experienced flooding during Hurricane Harvey. Approximately 25 homes experienced flooding in two other major rainfall events that occurred in the Houston area in the past five years. According to the Board of District and District, substantially all of such homes have been rehabbed and are currently occupied.

## **MANAGEMENT OF THE DISTRICT**

The District is governed by the Board, consisting of five directors, which has control over and management supervision of all affairs of the District. All members of the Board own property and reside within the District. A Director's Election is held on the first Saturday in May of each even-numbered year. Directors are elected to serve four-year staggered terms. The current members and officers of the Board, along with their terms, are listed below:

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Term Expires May</u></b>
Billy Ray Fritsche	President	2026
Thomas Wayne Riddle	Vice President	2028
George Galindo	Secretary	2028
Rick Ghinelli	Director	2026
Lance Taylor Rumfield	Director	2026

The District does not have a general manager or any other full-time employees, but has contracted for services as follows:

Bookkeeper – The District has contracted with ETI Bookkeeping Services for bookkeeping services.

Tax Assessor/Collector – The District's Tax Assessor/Collector is Equi-Tax Inc., who is employed under an annual contract to perform the District's tax collection functions.

Utility System Operator – The System's operator is Eagle Water Management, Inc..

Auditor – The financial statements of the District as of March 31, 2025, and for the year then ended, included in this offering document, have been audited by McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, independent auditors, as stated in their report appearing herein. See "APPENDIX A" for a copy of the District's March 31, 2025, audited financial statements.

Engineer – The District's Engineer is Vogt Engineering, L.P.

Financial Advisor – The GMS Group, L.L.C., serves as Financial Advisor to the District, and is paid an hourly fee for certain work performed for the District and a contingent fee to be computed on each separate issuance of the bonds, if and when such bonds are delivered.

Bond Counsel/Attorney – The District employs Johnson Petrov LLP to serve as its general counsel and as Bond Counsel in connection with the issuance of the Bonds. The fees paid to Johnson Petrov LLP in its capacity as Bond Counsel are contingent upon the sale and delivery of the Bonds. See "LEGAL MATTERS."



Disclosure Counsel – Sanford Kuhl Hagan Kugle Parker Kahn LLP has been engaged by the District to serve as Disclosure Counsel on certain matters related to the sale and delivery of the Bonds, but such advice should not be relied upon by the purchasers as a due diligence undertaking on their behalf. Fees of the Disclosure Counsel will be paid from proceeds of the Bonds; such fees are contingent upon the sale and delivery of such Bonds.

#### **DISTRICT INVESTMENT POLICY**

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended. The District's goal is to preserve principal and maintain liquidity while securing a competitive yield in its portfolio. Funds of the District are invested in short-term U.S. Treasuries, certificates of deposit insured by the Federal Deposit Insurance Corporation ("FDIC") or secured by collateral, evidenced by perfected safekeeping receipts held by a third party bank, and public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate the inclusion of long-term securities or derivative products in the District portfolio.

## GENERAL FUND OPERATING HISTORY

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. The information included in the table below relating to the District's operations is provided for information purposes only.

### Fiscal Year Ended March 31 (a)

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>REVENUES</b>					
Water Service	\$325,443	\$321,117	\$349,510	\$297,583	\$313,555
Wastewater Service	\$434,493	\$436,247	\$435,906	\$437,957	\$420,777
Regional Water Authority Fee	\$180,111	\$302,989	\$366,788	\$253,673	\$289,922
Cypresswood Apartments	\$402,518	\$263,075	\$249,675	-	-
Penalty and Interest	\$15,837	\$10,924	\$8,367	\$14,588	\$13,325
Tap Connection and Inspection Fees	-	-	-	\$51,785	\$2,380
Investment Revenues	\$42,742	\$46,493	\$19,885	\$296	\$1,413
Capital Contributions	\$53,380	\$53,380	\$53,380	\$40,738	-
Miscellaneous Revenues	\$4,300	\$40,618	\$10,128	\$27,818	\$10,670
<b>TOTAL REVENUES</b>	<b><u>\$1,458,824</u></b>	<b><u>\$1,474,843</u></b>	<b><u>\$1,493,639</u></b>	<b><u>\$1,124,438</u></b>	<b><u>\$1,052,042</u></b>
<b>EXPENDITURES</b>					
Professional Fees	\$278,667	\$168,050	\$157,098	\$180,831	\$182,198
Contracted Services	\$380,420	\$356,681	\$309,282	\$250,885	\$252,015
Utilities	\$52,648	\$59,390	\$55,694	\$46,269	\$46,125
Regional Water Authority Assessments	\$226,442	\$315,149	\$372,951	\$261,298	\$286,901
Repairs and Maintenance	\$278,119	\$306,325	\$302,939	\$151,665	\$178,382
Other	\$114,458	\$100,100	\$122,294	\$128,430	\$89,439
Capital Outlay	\$440,172	\$98,818	\$7,750	\$200,292	\$263,069
<b>TOTAL EXPENDITURES (b)</b>	<b><u>\$1,770,926</u></b>	<b><u>\$1,404,513</u></b>	<b><u>\$1,328,008</u></b>	<b><u>\$1,219,670</u></b>	<b><u>\$1,298,129</u></b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(\$312,102)</b>	<b>\$70,330</b>	<b>\$165,631</b>	<b>(\$95,232)</b>	<b>(\$246,087)</b>

(a) Data is taken from the District's audited financial statements. See "APPENDIX A."

(b) As of September 30, 2025, the District's General Fund had an unaudited cash and investment balance of \$732,336. For the fiscal year ending March 31, 2026, the District's General Fund is currently budgeting revenues of approximately \$1,714,172 and expenditures of approximately \$1,591,945.





HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99



CYPRESSWOOD DR

INTERSTATE 45

HARDY TOLL ROAD



## DISTRICT DEBT

2025 Certified Taxable Value	\$138,251,501	(a)
Direct Debt		
Outstanding Bonds (as of December 1, 2025)	\$7,235,000	
The Bonds	<u>\$4,220,000</u>	
<b>Total Direct Debt</b>	<b>\$11,455,000</b>	
Estimated Overlapping Debt	<u>\$10,479,884</u>	(b)
<b>Direct and Estimated Overlapping Debt</b>	<b>\$21,934,884</b>	
Percentage of Direct Debt to:		
2025 Certified Taxable Value	8.29%	
Percentage of Direct and Estimated Overlapping Debt to:		
2025 Certified Taxable Value	15.87%	
2025 District Tax Rate Per \$100 of Assessed Value		
Debt Service Tax	\$0.16	
Maintenance Tax	<u>\$0.00</u>	
<b>Total 2025 District Tax Rate</b>	<b>\$0.16</b>	
Cash and Temporary Investment Balances as of September 30, 2025		
General Fund	\$732,336	(c)
Pro- Forma Debt Service Fund	\$967,878	(d)

- 
- (a) Reflects the 2025 Certified Taxable Value according to data supplied to the District by HCAD. The figure above consists of \$128,235,019 of property that has been fully certified by HCAD and approximately 85% of the value of property that is currently still in the certification process (\$11,784,097) that will ultimately be certified according to HCAD. See "DISTRICT TAX DATA" and "TAXING PROCEDURES."
- (b) See "-- Estimated Overlapping Debt."
- (c) Unaudited figure per the District's records. See "GENERAL FUND OPERATING HISTORY."
- (d) The Debt Service Fund figure above includes \$202,560 of capitalized interest to deposit into the Debt Service Fund on or about the day of closing of the Bonds. Neither Texas law nor the District's Bond Order requires that the District maintain any particular balance in the Debt Service Fund. See "DISTRICT TAX DATA -- Tax Adequacy of Tax Revenue."

## Estimated Overlapping Debt

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

<u>Taxing Jurisdiction</u>	<u>Outstanding Debt</u>	<u>Overlapping Debt</u>	
		<u>Percent</u>	<u>Amount</u>
Spring Independent School District	\$1,300,200,000	0.72%	\$9,304,360
Harris County	\$2,343,959,736	0.02%	\$494,893
Harris County Flood Control District	\$958,695,000	0.02%	\$206,684
Port of Houston Authority	\$406,509,397	0.02%	\$86,738
Harris County Hospital District	\$867,820,000	0.02%	\$197,305
Harris County Department of Education	\$28,960,000	0.02%	\$6,015
Lone Star College System	\$434,530,000	0.04%	\$183,889
<b>Total Estimated Overlapping Debt</b>			<b>\$10,479,884</b>
The District (a)			\$11,455,000
<b>Total Direct and Estimated Overlapping Debt</b>			<b>\$21,934,884</b>

(a) Includes the Bonds.

## DISTRICT TAX DATA

### Tax Rate and Collections

The following table sets forth the historical tax information collection experience of the District for the years 2021 through 2025. Such table has also been prepared based upon information from District records. Reference is made to such records for further and complete information.

<u>Year</u>	<u>Taxable Valuation</u>		<u>Tax Rate</u> (b)	<u>Tax Levy</u>	<u>Cumulative Tax Collections</u> (c)	<u>Year Ended September 30</u>
2025	\$128,235,019	(a)	\$0.16	\$205,176	(d)	2026
2024	\$160,935,410		\$0.16	\$257,497	96.5%	2025
2023	\$165,671,160		\$0.16	\$265,074	98.1%	2024
2022	\$161,687,219		\$0.16	\$258,700	99.5%	2023
2021	\$113,314,017		\$0.16	\$181,302	99.5%	2022

(a) Reflects the 2025 Certified Taxable Value according to data supplied by HCAD. See "Decrease in January 1, 2025 Taxable Value" herein.

(b) See "Tax Rate Distribution" herein.

(c) Represents cumulative tax collections as of September 30, 2025.

(d) Taxes for 2025 are due on or before January 31, 2026. Taxes become delinquent if not paid before February 1, 2026.

### Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any tax bonds which may be issued in the future. The District's voters authorized a \$0.40 per 100 of value maintenance tax at an election held on November 5, 2019. To date, a maintenance tax has not been levied.

### Tax Rate Distribution

The following table sets forth the tax rate distribution of the District for the years 2021 through 2025.

	2025	2024	2023	2022	2021
Debt Service	\$0.16	\$0.16	\$0.16	\$0.16	\$0.16
Maintenance/Operations	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>Total</b>	<b>\$0.16</b>	<b>\$0.16</b>	<b>\$0.16</b>	<b>\$0.16</b>	<b>\$0.16</b>

### Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District can establish an additional penalty of 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 July 1 of the year in which they become delinquent or (2) become delinquent on or after June 1, pursuant to the Texas Tax Code.

### Principal Taxpayers

The list of principal taxpayers for 2025 and the other information provided by this table were provided by HCAD to the District's Tax Assessor/Collector based on certified tax rolls net of any exemptions from taxation. This table does not reflect any corrections pursuant to subsequent action of HCAD.

<u>Property Owner</u>	<u>Property Description</u>	<u>Property Value</u>	<u>Percent of Total</u>
Tenet Cypresswood LLC	Land and Improvements	\$4,110,095	3.21%
Homeowner	Land and Improvements	\$1,189,470	0.93%
Homeowner	Land and Improvements	\$1,029,238	0.80%
Homeowner	Land and Improvements	\$974,803	0.76%
Homeowner	Land and Improvements	\$723,789	0.56%
Homeowner	Land and Improvements	\$628,294	0.49%
Homeowner	Land and Improvements	\$627,000	0.49%
Fellowship Housing Trust	Land and Improvements	\$612,445	0.48%
Homeowner	Land and Improvements	\$602,673	0.47%
Homeowner	Land and Improvements	<u>\$595,019</u>	<u>0.46%</u>
<b>TOTAL TOP 10 VALUE</b>		<b>\$11,092,826</b>	<b>10.82%</b>

### Analysis of Tax Base

Based on information provided to the District by its Tax Assessor/Collector, the following represents the composition of property comprising the gross tax roll valuations and the deferments for 2021 - 2025.

<u>Tax Roll</u>	<u>Type of Property</u>			<u>Gross</u>	<u>Exemptions</u>	<u>Taxable</u>	
	<u>Land</u>	<u>Improvements</u>	<u>Personal</u>				
<u>Year</u>			<u>Property</u>	<u>Valuations</u>		<u>Valuation</u>	
2025	\$85,813,827	\$230,854,215	\$826,111	\$317,494,153	\$189,259,134	\$128,235,019	(a)(b)
2024	\$83,317,486	\$245,963,564	\$900,767	\$330,181,817	\$169,246,407	\$160,935,410	
2023	\$75,953,995	\$237,049,276	\$898,296	\$313,901,567	\$148,230,407	\$165,671,160	
2022	\$32,474,344	\$150,578,145	\$726,008	\$183,778,497	\$22,091,278	\$161,687,219	
2021	\$26,312,647	\$101,981,953	\$417,298	\$128,711,898	\$15,397,881	\$113,314,017	

(a) Reflects the January 1, 2025 Certified Taxable Value according to data supplied to the District by HCAD. The District is authorized by law to levy taxes only against certified values. See "TAXING PROCEDURES."

(b) See "Decrease in January 1, 2025 Taxable Value" herein.

### Decrease in January 1, 2025 Taxable Value

During fiscal year ending March 31, 2025, a large apartment project property with a taxable value of approximately \$48 million became property tax-exempt because the Houston Housing Authority acquired the apartment land and executed a ground lease with Civitas Cypresswood Owner LLC. Such exemption was partially realized in the 2024 tax rolls and fully realized in the 2025 tax rolls. The District responded by adopting a water and sewer service for tax-exempt apartment projects in its rate order. The effect of this rate order change is to substantially replace the debt service tax revenues lost due to the loss in taxable value with an increase in water/sewer revenues to be received from the apartment project. The owners of the apartment project have entered into a settlement agreement with the District whereby they agreed that the District's current rate order adjustment was just and reasonable. See "THE DISTRICT – Property Tax-Exempt Apartment Water and Sewer Service Surcharge."

### Estimated Overlapping Taxes

The following table sets forth all 2025 taxes levied by overlapping taxing jurisdictions. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges, or any other levy by entities other than political subdivisions.

<b>Taxing Entities</b>	<b>2025 Tax Rates</b>
Spring Independent School District	\$1.136900
Harris County (a)	\$0.628928
Harris County Emergency Service District No. 7	\$0.100000
Harris County Emergency Service District No. 11	\$0.038078
Lone Star College System	<u>\$0.106000</u>
<b>Overlapping Taxes</b>	<b>\$2.009906</b>
 The District (2025)	 <u>\$0.160000</u>
<b>Total Direct and Overlapping</b>	<b>\$2.169906</b>

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- (a) Includes taxes levied by Harris County, Harris County Flood Control District, Port of Houston Authority, Harris County Department of Education, and Harris County Hospital District.

### Tax Adequacy of Tax Revenue

The calculations shown below are solely for the purpose of illustration, reflect no contract revenues to be received from Spring ISD which will be equal to approximately 35% of the annual debt service requirement on the outstanding Series 2021 Bonds and approximately 21% of the annual debt service requirements on the Bonds, no contract payments to be received from the apartment complex located in the District, no net revenues of the System, no transfers of surplus funds from the District's Operating Fund to the Debt Service Fund, and no increase or decrease in assessed valuation over the values noted in the table below and utilize a tax rate adequate to service the District's total debt service requirements after issuance of the Bonds.

Maximum Annual Debt Service Requirements (2048)..... \$711,925

\$0.55 Tax Rate on the 2025 Certified Taxable Value of \$138,251,501

at 95% collections produces (a)..... \$722,364

- (a) The \$0.55 figure above does NOT reflect contractual payments to be received from Spring ISD and the CW Cypresswood apartment complex. Those contractual payments should allow the District to satisfy the above debt service requirement with a debt service tax rate of \$0.18 assuming no growth in its 2025 taxable value per information provided to the District by HCAD. See "THE DISTRICT – Property Tax-Exempt Apartment Water and Sewer Service Surcharge" and "THE DISTRICT – Contract with Spring Independent School District."

### TAXING PROCEDURES

#### Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal and interest on the Bonds and any additional bonds

payable from taxes that the District may hereafter issue and to pay the expenses of assessing and collecting such taxes. See "RISK FACTORS – Future Debt." The District agrees in the Bond Order to levy such a tax from year to year as described more fully in this Official Statement under the caption "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 its water and wastewater system and for the payment of certain contractual obligations if authorized by the voters in the District. See "DISTRICT TAX DATA – Maintenance Tax."

### **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 in a county and an appraisal review board with responsibility for reviewing and equalizing the values established by HCAD. HCAD have the responsibility for appraising property for all taxing units within their respective county. Such appraisal values are subject to review and change by the Harris Central Appraisal Review Board (the "Appraisal Review Board"). The Texas Comptroller of Public Accounts may provide for the administration and enforcement of uniform standards and procedures for appraisal of property.

### **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; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and of certain disabled persons, and travel trailers, to the extent deemed advisable by the Board. The District did not levy a tax in 2020 and therefore did not grant any exemptions for the elderly or disabled in 2020. 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 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, but only to the maximum extent of \$5,000 to \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to the exemption for the full amount of the residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran is entitled to an exemption for the full value of the veteran's residence homestead to which the disabled veterans' exemption applied including the surviving spouse of a disabled veteran who would have qualified for such exemption if it had been in effect on the date the disabled veteran died. 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 homesteads 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 in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who 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.

***Residential Homestead Exemptions.*** The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to 20% of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the assessor and collector of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District has adopted an order granting a 20% general residential homestead exemption for the first time in 2025.



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

### **Tax Abatement**

Harris County or the City of Houston may designate all or part of the area within the District as a reinvestment zone. Thereafter, either the City of Houston, Harris County, or the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt property from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to 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, including the District, 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 HCAD at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on 100% of market value, as such is defined in the Property Tax Code. A residence homestead is required to be appraised solely on the basis of its value as a residence homestead regardless of whether residential use is considered to be the highest and best use 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 Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business are valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. 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 chief appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it for another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three years for agricultural use, open space land and timberland. Developers in the District have waived their rights to agricultural use, open space, or timber land exemptions.

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

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

### **Reappraisal of Property After Disaster**

The Texas Tax Code provides that the governing body of a taxing unit located within an area declared to be a disaster area by the governor of the State of Texas may authorize reappraisal of all property damaged in the disaster at its market value immediately after the disaster. For reappraised property, the taxes are pro rated for the year in which the disaster occurred. The taxing unit assesses taxes prior to the date the disaster occurred based upon market value as of January 1 of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property.

### **District and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units (such as the District) may appeal orders of the Appraisal Review Board by filing a 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 HCAD to compel compliance with the Property Tax Code.

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

### **Levy and Collection of Taxes**

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board 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 6% of the amount of the tax for the first calendar month it is delinquent, plus 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 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 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) 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 continues to accrue during the period of deferral.

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

### **Rollback of Operation and Maintenance Tax Rate**

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

***Special Taxing Units.*** Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, 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 will be made by the Board of Directors on an annual basis. The Board of Directors designated the District as a Developing District for purposes of setting the 2025 tax rate. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

### **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 other such taxing units. See "DISTRICT TAX DATA – Estimated Overlapping Taxes." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

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

### **The Effect of FIRREA on Tax Collections of the District**

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties, interest, or fines, including those arising from the failure to pay any real or personal property tax when due, and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District and may prevent the collection of penalties and interest on such taxes or may affect the valuation of such property.

## **ANNEXATION AND CONSOLIDATION**

### **Annexation by the City of Houston**

Under existing Texas law, since the District lies wholly within the ETJ of the City of Houston (the "City") the District must conform to a City ordinance consenting to the creation of the District. Generally, the District may be annexed by the City without the District's consent, and the City cannot annex territory within the District unless it annexes the entire District; however, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District. The District does not currently have a strategic partnership agreement with the City and no such agreement is contemplated.

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

### **Consolidation**

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets (such as cash and the utility system) and liabilities (such as the Bonds) with the assets and liabilities of

districts with which it is consolidating. Although no consolidation is presently contemplated by the District, no representation is made concerning the likelihood of consolidation in the future.

## **THE BONDS**

### **General**

The Bond Order authorizes the issuance and sale of the Bonds and prescribes terms, conditions, and provisions for the payment of the principal of, and interest, on the Bonds by the District. Set forth below is a summary of certain provisions of the Bond Order. Capitalized terms in such summary are used as defined in the Bond Order. Such summary is not a complete description of the entire Bond Order and is qualified in its entirety by reference to the Bond Order, a copy of which is available from the District's Bond Counsel upon request.

The Bonds are dated February 1, 2026, and will mature on March 1 in the years and in the amounts set forth on the cover page of this Official Statement. Interest on the Bonds accrues from February 1, 2026, and is payable on September 1, 2026, and each March 1 and September 1 thereafter until maturity or prior redemption. The Bonds will be issued in denominations of \$5,000 each or integral multiples thereof. The Bond Order authorizes the issuance and sale of the Bonds and prescribes terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds will be issued only in fully registered form in any integral multiple of \$5,000 of principal amount for any one maturity and will be initially registered and delivered only to Cede & Co., the nominee of the Depository Trust Company ("DTC") pursuant to the Book-Entry-Only System described herein. No physical delivery of the Bonds will be made to the owners thereof. Principal of, premium, if any, and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM" herein.

Interest on the Bonds shall be payable by check on or before each interest payment date, mailed by the Paying Agent/Registrar to the registered owners ("Registered Owners") as shown on the bond register (the "Register") kept by the Paying Agent/Registrar at the close of business on the 15th calendar day of the month immediately preceding each interest payment date to the address of such Registered Owner as shown on the Register, or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

### **Authority for Issuance**

The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order, Article XVI, Section 59 of the Texas Constitution, the laws of the State of Texas, including Chapters 49 and 51 of the Texas Water Code, as amended, an election held in the District on November 5, 2019, a consent order approving, among other things, the sale of the Bonds by the District adopted by the City, and an approving Order of the TCEQ.

### **Optional Redemption**

The District reserves the right to redeem, prior to maturity, the Bonds maturing on or after March 1, 2032, in whole or from time to time in part on March 1, 2031, or on any date thereafter, at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. If fewer than all of the Bonds are to be redeemed, the particular Bonds to be redeemed will be selected by the District. If fewer than all of the Bonds within any one maturity are redeemed, the particular Bonds to be redeemed shall be selected by the Registrar by lot or other random selection method. Notice of each exercise of the right of redemption will be given at least 30 days prior to the date fixed for redemption by mailing written notice by first class mail to each of the Registered Owners (the "Registered Owners") of the Bonds to be redeemed. When Bonds have been called for redemption, they will become due and payable on the redemption date.

### **Source of and Security for Payment**

The Bonds are secured by and payable from the levy of a continuing, direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property in the District. In the Bond Order, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Registrar fees, and Appraisal District fees. The Bonds are obligations of the District and are not the obligations of the State of Texas, Harris County, the City, or any entity other than the District.

## **Defeasance**

The Bond Order provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both, or with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, (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 or a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book-entry-only form, and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

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.

## **Funds**

The Bond Order confirms the District's Debt Service Fund, which is to be kept separate from all other funds of the District and used for payment of debt service on the Bonds, and any additional bonds payable from taxes which may be issued in the future by the District. Amounts on deposit in the Debt Service Fund may also be used to pay the fees and expenses of the Registrar.

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

## **No Arbitrage**

The District will certify, on the date of delivery of the Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and

further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

### **Paying Agent/Registrar**

Pursuant to the Bond Order, the initial paying agent and initial registrar with respect to the Bonds is The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. The District will maintain at least one Registrar, where the Bonds may be surrendered for transfer and/or for exchange or replacement for other Bonds, and for the purpose of maintaining the Bond Register on behalf of the District. The Registrar is required at all times to be a duly qualified banking corporation or association organized and doing business under the laws of the United States of America, or of any state thereof, and subject to supervision or examination by federal or state banking authorities.

The District reserves the right and authority to change any paying agent/registrar and upon any such change, the District covenants and agrees in the Bond Order to promptly cause written notice thereof, specifying the name and address of such successor paying agent/registrar, to be sent to each Registered Owner of the Bonds by United States mail, first class, postage prepaid.

### **Registration and Transfer**

In the event the Book-Entry-Only System is discontinued, the Bonds will be transferable only on the Bond Register kept by the Registrar upon surrender and reissuance. The Bonds are exchangeable for an equal principal amount of Bonds of the same maturity and of any authorized denomination upon surrender of the Bonds to be exchanged at the operations office of the Registrar in Dallas, Texas. See "BOOK-ENTRY-ONLY SYSTEM" above for a description of the system to be utilized initially in regard to the ownership and transferability of the Bonds. Every Bond presented or surrendered for transfer is required to be duly endorsed, or be accompanied by a written instrument of transfer, in form satisfactory to the Registrar. Neither the Registrar nor the District is required: (1) to transfer or exchange any Bond during the period beginning at the opening of business on a Record Date (defined herein) and ending at the close of business on the next succeeding interest payment date, or (2) to transfer or exchange any Bond selected for redemption in whole or in part within forty-five (45) calendar days of the redemption date. No service charge will be made for any transfer or exchange, but the District or the Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

### **Lost, Stolen or Destroyed Bonds**

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

### **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 authorities, 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 authorities, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any un-matured 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.

## **Issuance of Additional Debt**

If authorized by the District's voters and with the approval of the TCEQ, the District may issue bonds necessary to provide and maintain improvements for which the District was created. See "THE DISTRICT." Subsequent to the sale of the Bonds the District will have \$4,345,000 of voter authorized but unissued unlimited tax bonds that may be sold for the purpose of providing waterworks, sanitary sewer, and drainage facilities to land within the District. The District's voters have additionally authorized the issuance of unlimited tax refunding bonds in an amount equal to one and one-half times the outstanding principal amount of new money unlimited tax bonds from time to time. See "RISK FACTORS – Future Debt." The Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District, and in the Bond Order the District reserves the right to issue additional unlimited tax bonds, revenue bonds, inferior lien bonds and refunding bonds.

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

## **Amendments to the Bond Order**

The District may, without the consent of or notice to any registered owners, amend the Bond Order in any manner not detrimental to the interest of the registered owners, including the curing of any ambiguity, inconsistency or formal defect or omission therein. In addition, the District may, with the written consent of the registered owners of a majority in aggregate principal amount of the Bonds then outstanding affected thereby, amend, add to or rescind any of the provisions of the Bond Order, provided that, without the consent of the registered owners of all of the Bonds affected, no such amendment, addition or rescission may: (a) extend the time or times of payment of the principal of and interest (or accrual of interest) on the Bonds, or reduce the principal amount thereof or the rate of interest thereon or in any other way modify the terms of payment of the principal of or interest on the Bonds; (b) give preference of any Bond over any other Bond; or (c) extend any waiver of default to subsequent defaults. In addition, a state, consistent with federal law, may in the exercise of its police power make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of a political subdivision as are reasonable and necessary for attainment of an important public purpose.

## **BOOK-ENTRY-ONLY SYSTEM**

*This section describes how ownership of the Bonds (which are referred to as "Securities" solely in this section of the Official Statement) is to be transferred and how the principal of, premium, if any, Maturity Value, and interest on the Securities are to be paid to and credited by DTC while the Securities are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District, the Financial Advisor, and the Underwriter believe the source of such information to be reliable but take no responsibility for the accuracy or completeness thereof.*

The District and the Underwriter cannot and do not give any assurance that (1) DTC will distribute payments of debt service on the Securities, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Securities), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official



Statement. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Securities. The Securities 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 Securities, each in the aggregate principal amount or Maturity Value, as the case may be, of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Securities under the DTC system must be made by or through Direct Participants, who will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Certificate ("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 Securities 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 securities representing their ownership interests in Securities except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities 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 Securities 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 Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities 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 Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Certificate documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities 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 fewer than all of the Securities 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 Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

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

The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the District believes to be reliable, but none of the District, the Financial Advisor or the Underwriter takes any responsibility for the accuracy thereof. Termination by the District of the DTC Book-Entry-Only System may require consent of DTC Participants under DTC Operational Arrangements.

## **LEGAL MATTERS**

### **Legal Opinions**

The District will furnish the Initial Purchaser a transcript (the "Transcript") of certain certified proceedings incident to the issuance and authorization of the Bonds. Such Transcript will include the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of the Public Accounts of the State of Texas, to the effect that the Bonds are valid and legally binding obligations of the District payable from the proceeds of an annual ad valorem tax, levied without limit as to rate or amount, upon all taxable property in the District. The District will also furnish the approving legal opinion of Johnson Petrov LLP, Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without limitation as to rate or amount, against all taxable property within the District; and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals. Bond Counsel's fees for services rendered with respect to the sale of the Bonds are contingent upon the issuance and delivery of the Bonds.

### **Legal Review**

In its capacity as Bond Counsel, Johnson Petrov LLP, has reviewed the information appearing in this Official Statement under the captions "CONTINUING DISCLOSURE OF INFORMATION – SEC RULE 15c2-12," "THE DISTRICT – Authority," "TAXING PROCEDURES," "THE BONDS," "LEGAL MATTERS – Legal Opinions" (to the extent such section relates to the opinion of Bond Counsel) and "– Legal Review," "TAX MATTERS," and "REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS" solely to determine whether such information fairly summarizes the procedures and documents referred to therein. Bond Counsel has not, however, independently verified any of the other 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 any of the other information contained herein. 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, other than the matters discussed immediately above.

Johnson Petrov 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 issuance of the Bonds are based on a percentage of the Bonds actually issued, sold, and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

### **No-Litigation Certificate**

On the date of delivery of the Bonds, the District will execute and deliver a certificate to the effect that there is not pending, and to the knowledge of the District, there is not threatened, any litigation affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

### **No Material Adverse Change**

The obligations of the Underwriter to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the Preliminary Official Statement.

### **TAX MATTERS**

In the opinion of Johnson Petrov LLP, Bond Counsel, under existing law, interest on the Bonds is excludable from gross income for federal income 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 purposes of determining the alternative minimum tax imposed on corporations.

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 proceeds and the source of repayment, limitations on the investment of proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of proceeds be paid periodically to the United States, and a requirement that the District file an information report with the Internal Revenue Service (the "Service"). The District has covenanted in the Order that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Order pertaining to those sections of the Code that affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and, in addition, will rely on representations by the District, the District's Financial Advisor, and the Initial Purchaser with respect to matters solely within the knowledge of the District, the District's Financial Advisor, and the Initial Purchaser, respectively, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the Order or if the foregoing representations should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds regardless of the date on which the event causing such taxability occurs.

Under the Code, taxpayers are required to report on their returns the amount of tax interest, such as interest on the Bonds, received or accrued during the year. Payments of interest on tax obligations such as the Bonds are in many cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any owner who is not an "exempt recipient" and who fails to provide certain identifying information. Individuals generally are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients.

Except as stated above, Bond Counsel will express no opinion as to any federal, state, or local tax consequences resulting from the ownership of, receipt of, interest on, or disposition of, the Bonds.

Prospective purchasers of the Bonds should be aware that the ownership of tax obligations 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 obligations, taxpayers owning an interest in a financial asset securitization investment trust ("FASIT") that holds tax obligations, and individuals otherwise qualifying for the earned income 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 interest such as interest on the Bonds. These categories of prospective purchasers should consult their own tax advisors as to the applicability of these consequences.

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 hereof. 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 whether or not 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 during the pendency of the audit regardless of the ultimate outcome of the audit.

### **Tax Accounting Treatment of Original Issue Discount Bonds**

The issue price of certain of the Bonds (the "Original Issue Discount Bonds") may be less than the stated redemption price at maturity. In such case, under existing law and based upon the assumptions hereinafter stated (a) the difference between (i) the stated amount payable at the maturity of each Original Issue Discount Bond and (ii) the issue price of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond at the initial public offering price in the initial public offering of the Bonds; and (b) 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 Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner.

In the event of the redemption, sale, or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Bond was held by such initial owner) is includable in gross income. (Because original issue discount is treated as interest for federal income tax purposes, the discussion regarding interest on the Bonds under the caption "TAX MATTERS" generally applies, except as otherwise provided below, to original issue discount on an Original Issue Discount Bond held by an owner who purchased such Bond at the initial offering price in the initial public offering of the Bonds, and should be considered in connection with the discussion in this portion of the Official Statement.)

The foregoing is based on the assumptions that: (a) the Initial Purchaser has purchased the Bonds for contemporaneous sale to the general public and not for investment purposes; (b) all of the Original Issue Discount Bonds have been offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a cash price (and with no other consideration being included) equal to the initial offering prices thereof stated on the cover page of this Official Statement; and (c) the respective initial offering prices of the Original Issue Discount Bonds to the general public are equal to the fair market value thereof. Neither the District nor Bond Counsel warrants that the Original Issue Discount Bonds will be offered and sold in accordance with such assumptions.

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

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

### **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 designated by the District as "qualified tax-exempt obligations" and 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 as "qualified tax-exempt obligations" and will represent that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2026.

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

## **REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS**

The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein, and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

## **OFFICIAL STATEMENT**

### **Sources of Information**

The information contained in this Official Statement has been obtained primarily from the District's records, the Engineer, the Tax Assessor/Collector, and other sources that are believed to be reliable, but no representation is made as to the accuracy or completeness of the information derived from such other sources. The summaries of the statutes, orders, resolutions and engineering and other related reports set forth in the 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**

The GMS Group, L.L.C. 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, the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, The GMS Group, L.L.C. has compiled and edited this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the 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 generally and to the description of the System and in particular that information included in the sections entitled "DESCRIPTION OF THE DISTRICT'S SYSTEM," "USE OF BOND PROCEEDS," certain information contained in the section entitled "RISK FACTORS – Hurricane Harvey," and certain engineering matters included in "THE DISTRICT – Description," "THE DISTRICT – Status of Development/Land Uses in the District," (as it relates to acreage and lot counts) have been provided by Vogt Engineering, L.P., and have been included in reliance upon the authority of such firm as an expert in the field of civil engineering.

Tax Assessor/Collector – The information contained in this Official Statement relating to the estimated assessed valuation of property and, in particular, such information contained in the section captioned "DISTRICT TAX DATA," has been provided by the Harris Central Appraisal District and by Equi-Tax Inc., Tax Assessor/Collector, in reliance upon their authority as experts in the field of tax assessing and appraising.

Auditor – The financial statements of the District as of March 31, 2025, and for the year then ended, included in this offering document, have been audited by McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, independent auditors, as stated in their report appearing herein. See "APPENDIX A" for a copy of the District's March 31, 2025, audited financial statements.

### **Forward-Looking Statements**

The statements contained in this Official Statement and in any other information provided by the District that are not purely historical are forward-looking statements, including statement regarding the District's expectations, hopes, intentions, or strategies for the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements. The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates, possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions, and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, legislative, judicial, and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and therefore, there can be no assurance that any forward-looking statements included in this Official Statement would prove to be accurate.

### **Continuing Availability of Financial Information**

Pursuant to Texas law, the District has its financial statements prepared in accordance with generally accepted accounting principles and has its financial statements audited by a certified public accountant in accordance with generally accepted auditing standards within 120 days after the close of its fiscal year. The District audit report is required to be filed with the TCEQ within 135 days after the close of its fiscal year.

The District's financial records and audit reports are available for public inspection during regular business hours at the office of the District and copies will be provided on written request, to the extent permitted by law, upon payment of copying charges. Requests for copies should be addressed to the District in care of Johnson Petrov LLP, 2929 Allen Parkway, Suite 3150, Houston, Texas 77019.

### **Updating of Official Statement**

The District will keep the Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information comes to its attention, in the other matters described in the Official Statement, until the delivery of the Bonds. All information with respect to the resale of the Bonds shall be the responsibility of the Underwriters.

### **Certification as to Official Statement**

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

### **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 statement in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, is intended as such and not a representation of fact and no representation is made that any such statement will be realized.

This Official Statement was approved by the Board of Directors of Harris County Water Control and Improvement District No. 99 as of the date shown on the cover page.

**APPENDIX A**

**AUDITED FINANCIAL STATEMENTS OF THE DISTRICT**

**FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2025**

**McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC**  
Certified Public Accountants



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# ***McCall Gibson Swedlund Barfoot Ellis PLLC***

*Certified Public Accountants*

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

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

## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Water Control and  
Improvement District No. 99  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Water Control and Improvement District No. 99 (the "District") as of and for the year ended March 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 each major fund of the District as of March 31, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

### **Required Supplementary Information**

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

### **Supplementary Information**

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

*McCall Gibson Swedlund Barfoot Ellis PLLC*

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

July 15, 2025

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2025**

Management's discussion and analysis of Harris County Water Control and Improvement District No. 99's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended March 31, 2025. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

**FUND FINANCIAL STATEMENTS**

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2025**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$3,000,407 as of March 31, 2025.

A portion of the District's net position reflects its net investment in capital assets (land, buildings and equipment as well as water, wastewater and drainage facilities, less any debt used to acquire those assets that is still outstanding).

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2025**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

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

	Summary of Changes in the Statement of Net Position		
	2025	2024	Change Positive (Negative)
Current and Other Assets	\$ 4,886,248	\$ 6,130,947	\$ (1,244,699)
Capital Assets (Net of Accumulated Depreciation)	6,790,501	4,711,459	2,079,042
Total Assets	\$ 11,676,749	\$ 10,842,406	\$ 834,343
Due to Developer	\$ 325,000	\$ 325,000	\$
Long -Term Liabilities	7,035,000	7,235,000	200,000
Other Liabilities	1,316,342	571,151	(745,191)
Total Liabilities	\$ 8,676,342	\$ 8,131,151	\$ (545,191)
Net Position:			
Net Investment in Capital Assets	\$ 1,041,018	\$ 437,115	\$ 603,903
Restricted	766,304	733,466	32,838
Unrestricted	1,193,085	1,540,674	(347,589)
Total Net Position	\$ 3,000,407	\$ 2,711,255	\$ 289,152

The following table provides a summary of the District's operations for the years ended March 31, 2025, and March 31, 2024.

	Summary of Changes in the Statement of Activities		
	2025	2024	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 245,765	\$ 276,025	\$ (30,260)
Charges for Services	1,364,545	1,340,147	24,398
Contract Revenue	124,143	126,244	(2,101)
Capital Contributions	17,893	18,689	(796)
Other Revenues	212,269	292,027	(79,758)
Total Revenues	\$ 1,964,615	\$ 2,053,132	\$ (88,517)
Expenses for Services	1,675,463	1,643,953	(31,510)
Change in Net Position	\$ 289,152	\$ 409,179	\$ (120,027)
Net Position, Beginning of Year	2,711,255	2,302,076	409,179
Net Position, End of Year	\$ 3,000,407	\$ 2,711,255	\$ 289,152

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2025**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The District's combined fund balances as of March 31, 2025, were \$3,005,873, a decrease of \$1,955,614 from the prior year.

The General Fund fund balance decreased by \$312,102 from prior year, primarily due to operating expenditures and capital costs exceeding service revenues.

The Debt Service Fund fund balance increased by \$31,627 from the prior year, primarily due the structure of the District's long-term debt.

The Capital Projects Fund fund balance decreased by \$1,675,139 from prior year. The District used bond proceeds received in the prior year to fund current year approved capital costs.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the fiscal year. Actual revenues were \$35,956 less than budgeted revenues and actual expenditures were \$321,858 more than budgeted expenditures. This resulted in a negative variance of \$357,814. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

Capital assets as of March 31, 2025 total \$6,790,501 (net of accumulated depreciation) and include land, buildings and equipment as well as the water, wastewater and drainage systems.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2025	2024	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 301,825	\$ 19,178	\$ 282,647
Construction in Progress	2,563,953	732,213	1,831,740
Capital Assets, Net of Accumulated Depreciation:			
Building and Improvements	12,399	13,670	(1,271)
Water System	629,344	671,827	(42,483)
Wastewater System	2,859,495	2,877,947	(18,452)
Drainage System	423,485	396,624	26,861
Total Net Capital Assets	<u>\$ 6,790,501</u>	<u>\$ 4,711,459</u>	<u>\$ 2,079,042</u>

Additional information on the District's capital assets can be found in Note 6 of this report.



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2025**

**LONG-TERM DEBT ACTIVITY**

As of March 31, 2025, the District had total bond debt payable of \$7,235,000. The changes in the debt position of the District during the year ended March 31, 2025, are summarized as follows:

Bond Debt Payable, April 1, 2024	\$ 7,435,000
Less: Bond Principal Paid	<u>200,000</u>
Bond Debt Payable, March 31, 2025	<u><u>\$ 7,235,000</u></u>

The District’s underlying rating is “Baa3” by Standard and Poor’s Rating Agency. The Series 2021 Bonds carry an “AA” rating by virtue of bond issuance issued by Assured Guaranty Municipal. Credit enhanced ratings provided through bond insurance policies are subject to change based on the rating of the bond insurance company. The ratings above include all changes to ratings of bond insurers through March 31, 2025.

**MAJOR FINANCIAL CHANGES**

During fiscal year ending March 31, 2025, the District incurred a loss of approximately 28% of its tax base due to a large apartment project becoming property tax-exempt by Houston Housing Authority, acquiring the land with a ground lease by Civitas Cypresswood Owner LLC. On August 20, 2024 and amended on March 4, 2025, the District responded by adopting an apartment tax-exempt water and sewer service surcharge substantially to replace the debt service revenues lost due to this event. This accounts for the increase in water and sewer revenues from 2024 to 2025 fiscal years. Property taxes are shown to be decrease between 2024 and 2025 fiscal years.

**CONTACTING THE DISTRICT’S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Water Control and Improvement District No. 99, c/o Johnson Petrov LLP, 2929 Allen Parkway, Suite 3150, Houston, TX 77019.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
MARCH 31, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>ASSETS</b>		
Cash	\$ 122,713	\$ 93,730
Investments	735,604	655,335
Receivables:		
Property Taxes		32,689
Service Accounts	103,598	
Due from Developer	129,143	
Due from Other Government Entity	1,816	
Due from Other Funds	2,300	
Prepaid Costs	34,928	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)	<u>                    </u>	<u>                    </u>
<b>TOTAL ASSETS</b>	<u>\$ 1,130,102</u>	<u>\$ 781,754</u>

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 596	\$ 217,039	\$	\$ 217,039
2,231,611	3,622,550		3,622,550
	32,689		32,689
	103,598		103,598
	129,143		129,143
	1,816	744,485	746,301
	2,300	(2,300)	
	34,928		34,928
		301,825	301,825
		2,563,953	2,563,953
		3,924,723	3,924,723
<u>\$ 2,232,207</u>	<u>\$ 4,144,063</u>	<u>\$ 7,532,686</u>	<u>\$ 11,676,749</u>

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
MARCH 31, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 208,287	\$ 9
Accrued Interest Payable		
Due to Other Governments	14,627	
Due to Developer		
Retainage Payable	5,180	
Due to Other Funds		2,300
Security Deposits	128,408	
Long Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 356,502</u>	<u>\$ 2,309</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	<u>\$ - 0 -</u>	<u>\$ 32,689</u>
<b>FUND BALANCE</b>		
Nonspendable:		
Prepaid Costs	\$ 34,928	\$
Restricted for Authorized Construction		
Restricted for Debt Service		746,756
Unassigned	<u>738,672</u>	
<b>TOTAL FUND BALANCE</b>	<u>\$ 773,600</u>	<u>\$ 746,756</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 1,130,102</u>	<u>\$ 781,754</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 533,879	\$ 742,175	\$	\$ 742,175
		13,141	13,141
	14,627		14,627
		325,000	325,000
212,811	217,991		217,991
	2,300	(2,300)	
	128,408		128,408
		200,000	200,000
		7,035,000	7,035,000
<u>\$ 746,690</u>	<u>\$ 1,105,501</u>	<u>\$ 7,570,841</u>	<u>\$ 8,676,342</u>
<u>\$ - 0 -</u>	<u>\$ 32,689</u>	<u>\$ (32,689)</u>	<u>\$ - 0 -</u>
\$	\$ 34,928	\$ (34,928)	\$
1,485,517	1,485,517	(1,485,517)	
	746,756	(746,756)	
	738,672	(738,672)	
<u>\$ 1,485,517</u>	<u>\$ 3,005,873</u>	<u>\$ (3,005,873)</u>	<u>\$ - 0 -</u>
<u>\$ 2,232,207</u>	<u>\$ 4,144,063</u>		
		\$ 1,041,018	\$ 1,041,018
		766,304	766,304
		1,193,085	1,193,085
		<u>\$ 3,000,407</u>	<u>\$ 3,000,407</u>

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
MARCH 31, 2025**

Total Fund Balance - Governmental Funds	\$	3,005,873
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital contributions due from Spring Independent School District for asset reimbursements are not current financial resources and, therefore, are not reported as assets in the governmental funds.		744,485
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Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.		6,790,501
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Deferred tax revenues and deferred penalty and interest revenues on delinquent taxes for the 2024 and prior tax levies became part of recognized revenue in the governmental activities of the District.		32,689
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (325,000)	
Accrued Interest Payable	(13,141)	
Bonds Payable Within One Year	(200,000)	
Bonds Payable After One Year	<u>(7,035,000)</u>	<u>(7,573,141)</u>
Total Net Position - Governmental Activities	\$	<u>3,000,407</u>

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED MARCH 31, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Property Taxes	\$	\$ 245,054
Water Service	325,443	
Wastewater Service	434,493	
Regional Water Authority Fees	180,111	
Cypresswood Apartments	402,518	
Penalty and Interest	15,837	6,143
Investment Revenues	42,742	36,046
Contract Revenue		124,143
Capital Contributions	53,380	
Miscellaneous Revenues	4,300	
<b>TOTAL REVENUES</b>	<u>\$ 1,458,824</u>	<u>\$ 411,386</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 278,667	\$
Contracted Services	380,420	11,081
Utilities	52,648	
Regional Water Authority Assessments	226,442	
Repairs and Maintenance	278,119	
Depreciation		
Other	114,458	4,984
Capital Outlay	440,172	
Debt Service:		
Bond Principal		200,000
Bond Interest		163,694
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 1,770,926</u>	<u>\$ 379,759</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ (312,102)</u>	<u>\$ 31,627</u>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCE/NET POSITION - APRIL 1, 2024</b>	<u>1,085,702</u>	<u>715,129</u>
<b>FUND BALANCE/NET POSITION - MARCH 31, 2025</b>	<u><u>\$ 773,600</u></u>	<u><u>\$ 746,756</u></u>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 245,054	\$ 711	\$ 245,765
	325,443		325,443
	434,493		434,493
	180,111		180,111
	402,518		402,518
	21,980		21,980
129,181	207,969		207,969
	124,143		124,143
	53,380	(35,487)	17,893
	4,300		4,300
<u>\$ 129,181</u>	<u>\$ 1,999,391</u>	<u>\$ (34,776)</u>	<u>\$ 1,964,615</u>
\$	\$ 278,667	\$ 510	\$ 279,177
	391,501		391,501
	52,648		52,648
	226,442		226,442
	278,119		278,119
		164,641	164,641
300	119,742		119,742
1,804,020	2,244,192	(2,244,192)	
	200,000	(200,000)	
	163,694	(501)	163,193
<u>\$ 1,804,320</u>	<u>\$ 3,955,005</u>	<u>\$ (2,279,542)</u>	<u>\$ 1,675,463</u>
\$ (1,675,139)	\$ (1,955,614)	\$ 1,955,614	\$
		289,152	289,152
3,160,656	4,961,487	(2,250,232)	2,711,255
<u>\$ 1,485,517</u>	<u>\$ 3,005,873</u>	<u>\$ (5,466)</u>	<u>\$ 3,000,407</u>

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



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED MARCH 31, 2025**

Net Change in Fund Balance - Governmental Funds	\$ (1,955,614)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	711
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Payments to be received in future years from Spring Independent School District for capital contributions are recorded as a long-term receivable in the Statement of Net Position.	(35,487)
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Governmental funds do not account for depreciation. However, in the government-wide financial statements, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(164,641)
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Governmental funds report capital asset costs as expenditures in the period purchased. However, in the government-wide financial statements, capital assets are increased by new purchases that meet the District's threshold for capitalization, and are owned and maintained by the District. All other capital asset purchases are expensed in the Statement of Activities.	2,243,682
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	200,000
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Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	501
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Change in Net Position - Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block; width: 100%;">\$ 289,152</div>
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The accompanying notes to financial  
statements are an integral part of this report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 1. CREATION OF DISTRICT**

Harris County Water Control and Improvement District No. 99, located in Harris County, Texas, (the “District”) was created by an Order of the Texas Water Rights Commission, presently known as the Texas Commission on Environmental Quality (the “Commission”), effective July 29, 1966 pursuant to the provisions of Chapter 51 of the Texas Water Code. A water control and improvement district (“WCID”) is a very general type of water district. A WCID may encompass all or part of one or more counties, including incorporated areas, or any defined district or other political subdivision of the state. A WCID has broad authority for the supply and storage of water for domestic, commercial, and industrial use; for the operation of sanitary sewage systems; and for irrigation, drainage, and water quality. Pursuant to the provisions of Chapters 49 and 51 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct and maintain parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. The District’s first bonds were sold on November 7, 1967.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

**Financial Statement Presentation**

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

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation (Continued)

Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Fund Financial Statements

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

Governmental Funds

The District has three governmental funds and considers each to be a major fund.

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

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

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

Basis of Accounting

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of March 31, 2025, the District recorded a liability of \$2,300 in the Debt Service Fund (Tax Fund) to the General Fund for the cost of collecting taxes.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as an expenditure in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Developer interest, engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have a total cost of \$5,000 or more and a useful life of at least two years. Depreciation is calculated on each class of depreciable property using no salvage value and the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
Buildings	40
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
All Other Equipment	3-20

Budgeting

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

Pensions

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus

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

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

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

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

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

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

*Unassigned:* all other spendable amounts in the General Fund.

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Accounting Estimates

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

**NOTE 3. LONG-TERM DEBT**

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2025:

	April 1, 2024	Additions	Retirements	March 31, 2025
Bonds Payable, Net	\$ 7,435,000	\$ -0-	\$ 200,000	\$ 7,235,000
			Amount Due Within One Year	\$ 200,000
			Amount Due After One Year	7,035,000
			Bonds Payable, Net	\$ 7,235,000

	Series 2021
Amount Outstanding – March 31, 2025	\$7,235,000
Interest Rates	2.00%-3.00%
Maturity Dates – Serially Beginning/Ending	March 1, 2026/2050
Interest Payment Dates	March 1/ September 1
Callable Dates	March 1, 2028*

\* At the option of the District, in whole or in part, on the call option date or any date thereafter, at par plus accrued interest to the date of redemption. Series 2021 term bonds maturing March 1, 2041, 2044, and 2050 are subject to mandatory redemption beginning March 1, 2040, 2042, and 2045, respectively.

As of March 31, 2025, the District had authorized but unissued bonds in the amount of \$8,565,000 for utility facilities.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 3. LONG-TERM DEBT (Continued)**

As of March 31, 2025, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 200,000	\$ 157,694	\$ 357,694
2027	200,000	151,694	351,694
2028	200,000	145,693	345,693
2029	200,000	139,693	339,693
2030	225,000	135,693	360,693
2031-2035	1,200,000	609,468	1,809,468
2036-2040	1,425,000	480,470	1,905,470
2041-2045	1,625,000	328,031	1,953,031
2046-2050	1,960,000	135,000	2,095,000
	<u>\$ 7,235,000</u>	<u>\$ 2,283,436</u>	<u>\$ 9,518,436</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount. During the year ended March 31, 2025, the District levied an ad valorem debt service tax rate of \$0.16 per \$100 of assessed valuation, which resulted in a tax levy of \$257,345 on the adjusted taxable valuation of \$160,840,367 for the 2024 tax year.

The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

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

**NOTE 4. SIGNIFICANT BOND RESOLUTIONS AND LEGAL REQUIREMENTS**

All investments and any profits realized from or interest accruing on such investments shall belong to the fund from which the moneys for such investments were taken; provided, however, that in the discretion of the Board of Directors the profits realized from and interest accruing on investments made from any fund may be transferred to the Debt Service Fund.



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 4.      SIGNIFICANT BOND RESOLUTIONS AND LEGAL REQUIREMENTS**  
(Continued)

The bond resolutions state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data to the Municipal Securities Rulemaking Board. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

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

**NOTE 5.      DEPOSITS AND INVESTMENTS**

Deposits

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

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the District's deposits was \$217,039 and the bank balance was \$257,577. The District was not exposed to custodial credit risk at year-end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2025, as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 122,713
DEBT SERVICE FUND	93,730
CAPITAL PROJECTS FUND	<u>596</u>
TOTAL DEPOSITS	<u><u>\$ 217,039</u></u>

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments

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

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

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Hermes manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

As of March 31, 2025, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>GENERAL FUND</u>					
TexPool	\$ 735,604	\$ 735,604	\$	\$	\$
<u>DEBT SERVICE FUND</u>					
TexPool	655,335	655,335			
<u>CAPITAL PROJECTS FUND</u>					
TexPool	<u>2,231,611</u>	<u>2,231,611</u>			
TOTAL INVESTMENTS	<u>\$ 3,622,550</u>	<u>\$ 3,622,550</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2025, the District's investment in the TexPool was rated "AAAm" by Standard and Poor's.

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

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the year ended March 31, 2025:

	April 1, 2024	Increases	Decreases	March 31, 2025
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 19,178	\$ 282,647	\$	\$ 301,825
Construction in Progress	732,213	2,243,683	411,943	2,563,953
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 751,391</u>	<u>\$ 2,526,330</u>	<u>\$ 411,943</u>	<u>\$ 2,865,778</u>
<b>Capital Assets Cost Subject to Depreciation</b>				
Building and Improvements	\$ 50,831	\$	\$	\$ 50,831
Water System	2,050,969			2,050,969
Wastewater System	4,961,761	78,596		5,040,357
Drainage System	487,745	50,700		538,445
<b>Total Capital Assets Cost Subject to Depreciation</b>	<u>\$ 7,551,306</u>	<u>\$ 129,296</u>	<u>\$ - 0 -</u>	<u>\$ 7,680,602</u>
<b>Accumulated Depreciation</b>				
Building and Improvements	\$ 37,161	\$ 1,271	\$	\$ 38,432
Water System	1,379,142	42,483		1,421,625
Wastewater System	2,083,814	97,048		2,180,862
Drainage System	91,121	23,839		114,960
<b>Total Accumulated Depreciation</b>	<u>\$ 3,591,238</u>	<u>\$ 164,641</u>	<u>\$ - 0 -</u>	<u>\$ 3,755,879</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 3,960,068</u>	<u>\$ (35,345)</u>	<u>\$ - 0 -</u>	<u>\$ 3,924,723</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 4,711,459</u>	<u>\$ 2,490,985</u>	<u>\$ 411,943</u>	<u>\$ 6,790,501</u>

**NOTE 7. MAINTENANCE TAX**

The District has the statutory authority to levy and collect an annual ad valorem tax for planning, maintaining, repairing and operating of the District's improvements, if such maintenance tax is authorized by a vote of the District's electors. Such tax would be in addition to taxes which the District is authorized to levy for paying principal and interest on any tax bonds which may be issued in the future.

On November 5, 2019, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$0.40 per \$100 of assessed valuation of taxable property within the District. To date, a maintenance tax has not been levied.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 8.      EMERGENCY WATER SUPPLY AGREEMENTS**

Harris County Water Control and Improvement District No. 110

On March 10, 1993, the District entered into an agreement with Harris County Water Control and Improvement District No. 110 (“District No. 110”) for the provision of emergency water service. The term of the contract is 40 years. The District was responsible, at its sole cost, for the acquisition and construction of all facilities necessary to connect with District No. 110’s water system. District No. 110 did not participate in the cost of this interconnect since they already had an interconnect with another adjacent district. In April of 1994, the District advanced \$40,147 to the Texas Department of Transportation for the estimated construction cost of this work. The District shall maintain all interconnect facilities at its sole cost and shall own and have title to same.

Each district shall have the right to receive water during an emergency for a period not to exceed 15 days unless otherwise agreed in writing. The cost of the water shall be \$0.50 per 1,000 gallons received based on an average daily usage as determined by the 30-day period preceding the emergency. Usage of water for any portion of a calendar day shall constitute usage for one day. The cost of water supplied beyond the 15-day temporary period shall be negotiated by the districts. Water received through the interconnect during normal operating conditions shall be with written consent only.

Harris County Municipal Utility District No. 249

On April 18, 1996, the District and Harris County Municipal Utility District No. 249 (“District No. 249”) entered into an emergency water supply contract. The agreement provides that District No. 249 will construct at their sole cost a waterline to connect to the District’s water system. The facilities constructed within the District’s boundaries will be owned and maintained by the District.

Those facilities outside the District will be owned and maintained by District No. 249. Each district shall have the right to receive water during an emergency for a period not to exceed 15 days unless otherwise agreed in writing. The agreement provides for the cost of water to be \$0.50 per 1,000 gallons of water supplied except in the case when water is purchased from an adjoining district for supply to the district being supplied. In such case the district being supplied water will pay for the water at the cost of water received from the supplying district. This agreement has a term of 40 years. The interconnect line has not been constructed as of March 31, 2025.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 9. AGREEMENT FOR CONSTRUCTION OF A STORM SEWER LINE**

On October 16, 2001, the District entered into an agreement with Harris County Water Control and Improvement District No. 110 (“District No. 110”) for the construction, operation, maintenance and repair of a storm sewer line (“Facilities”). The District paid \$45,000 to District No. 110 for its estimated pro rata share of the construction costs of the Facilities. The Facilities were completed during the fiscal year ended March 31, 2003. Each district will own, have title to and be responsible for maintaining the Facilities located in their respective boundaries. The term of the contract is 99 years.

**NOTE 10. NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the North Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 2965 (the “Act”), as passed by the 75<sup>th</sup> Texas Legislature, in 1999. The Act empowers the Authority to provide for the conservation, preservation, protection, recharge and prevention of waste of groundwater, and for the reduction of groundwater withdrawals. The Authority is overseeing that their participants comply with the Harris-Galveston Subsidence District pumpage requirements. The District is required to convert their water supply to surface water over a period of time.

The Authority charges a fee, based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Authority, unless exempted. This fee enables the Authority to fulfill its purpose and regulatory functions. The fee for 2024 was \$3.60 per 1,000 gallons of water pumped from each well and the fee for 2025 was \$2.60 per 1,000 gallons of water pumped from each well. The District recorded an expenditure of \$226,442 for fees assessed during the current fiscal year. The District collects fees from its customers as a part of its monthly billings to cover this regulatory assessment.

**NOTE 11. RISK MANAGEMENT**

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

**NOTE 12. DUE TO DEVELOPER**

The District has entered into a financing agreement with a Developer. The agreement calls for the Developer to fund costs associated with water and sewer facilities and utilities construction until such time as the District can sell bonds. Any reimbursement is contingent on future bond

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 12. DUE TO DEVELOPER (Continued)**

sales which are subject to approval by the Commission. At March 31, 2025, the District has recorded a liability of \$325,000 in developer advances. This balance remained unchanged from the prior fiscal year.

**NOTE 13. CONTRACT WITH SPRING INDEPENDENT SCHOOL DISTRICT**

The District has provided water and wastewater service to the Spring Independent School District (“SISD”) Spring High School Campus Complex and football stadium (the “School Complex”) for almost forty (40) years. At the request of SISD, on March 9, 2021, the District entered into an Annexation and Capital Contribution Agreement (the “Agreement”) with SISD. The Agreement provides for continued service to the School Complex pursuant to the District’s Rate Order, additional service to McNabb Elementary School and a Transportation Facility (with the School Complex, the “SISD Facilities”), annexation into the District of the SISD Facilities (subject only to City of Houston consent), SISD buy-in to capacity in the existing water and wastewater plants and facilities of the District (the “District System”), District provision of service lines to certain SISD Facilities, SISD participation in financing of improvements financed by the Bonds and SISD participation in financing of current and future capital improvements.

The buy-in to capacity by SISD to the existing District System, with credit for previous capital contributions, is approximately \$881,729, and District provision of water and wastewater lines to certain SISD Facilities is preliminarily estimated to cost approximately \$250,000, each payable by SISD to the District in contract revenue payments, plus interest, to the District’s Operating Account over twenty (20) years. The District received \$53,380 during the current fiscal year, of which \$35,487 was principal. Future capital contributions payments are as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 36,301	\$ 17,079	\$ 53,380
2027	37,134	16,247	53,381
2028	37,986	15,395	53,381
2029	38,858	14,523	53,381
2030	39,749	13,632	53,381
2031-2035	212,849	54,055	266,904
2036-2040	238,411	28,495	266,906
2041-2042	103,197	3,563	106,760
	<u>\$ 744,485</u>	<u>\$ 162,989</u>	<u>\$ 907,474</u>

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2025**

**NOTE 13. CONTRACT WITH SPRING INDEPENDENT SCHOOL DISTRICT**  
(Continued)

SISD utilizes approximately 35% of the capacity in the District System and will make annual contract revenue payments to the District in an amount equal to approximately 35% of the annual debt service on the Bonds. Such amount will be deposited in the District's Debt Service Fund and will be used for payment of a portion of the debt service on the Bonds. It should be noted that the contract amounts to be received by the District from SISD does not in any way mitigate the District's unlimited tax pledge to support the timely payment of principal of and interest on the Bonds. The District received \$124,143 during the current fiscal year.

**NOTE 14. MAJOR FINANCIAL CHANGES**

During fiscal year ending March 31, 2025, the District incurred a loss of approximately 28% of its tax base due to a large apartment project becoming property tax-exempt by Houston Housing Authority, acquiring the land with a ground lease by Civitas Cypresswood Owner LLC. On August 20, 2024 and amended on March 4, 2025, the District responded by adopting an apartment tax-exempt water and sewer service charge substantially to replace the debt service revenues lost due to this event. This accounts for the increase in water and sewer revenues from 2024 to 2025 fiscal years. Property taxes are shown to be decrease between 2024 and 2025 fiscal years.



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2025**

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND  
FOR THE YEAR ENDED MARCH 31, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Water Service	\$ 333,700	\$ 325,443	\$ (8,257)
Wastewater Service	433,000	434,493	1,493
Regional Water Authority Fees	350,000	180,111	(169,889)
Cypresswood Apartments	252,000	402,518	150,518
Penalty and Interest	10,000	15,837	5,837
Tap Connection and Inspection Fees	11,200		(11,200)
Investment Revenues	42,000	42,742	742
Capital Contributions	53,380	53,380	
Miscellaneous Revenues	<u>9,500</u>	<u>4,300</u>	<u>(5,200)</u>
<b>TOTAL REVENUES</b>	<u>\$ 1,494,780</u>	<u>\$ 1,458,824</u>	<u>\$ (35,956)</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 198,000	\$ 278,667	\$ (80,667)
Contracted Services	394,968	380,420	14,548
Utilities	61,800	52,648	9,152
Regional Water Authority Assessments	350,000	226,442	123,558
Repairs and Maintenance	294,500	278,119	16,381
Other	149,800	114,458	35,342
Capital Outlay	<u></u>	<u>440,172</u>	<u>(440,172)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,449,068</u>	<u>\$ 1,770,926</u>	<u>\$ (321,858)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 45,712	\$ (312,102)	\$ (357,814)
<b>FUND BALANCE - APRIL 1, 2024</b>	<u>1,085,702</u>	<u>1,085,702</u>	<u></u>
<b>FUND BALANCE - MARCH 31, 2025</b>	<u>\$ 1,131,414</u>	<u>\$ 773,600</u>	<u>\$ (357,814)</u>

See accompanying independent auditor's report

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99**

**SUPPLEMENTARY INFORMATION REQUIRED BY THE  
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2025**



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
SERVICES AND RATES  
FOR THE YEAR ENDED MARCH 31, 2025**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered			x 1.0	
≤ ¾"	519	519	x 1.0	519
1"	8	8	x 2.5	20
1½"	1	1	x 5.0	5
2"	1	1	x 8.0	8
3"			x 15.0	
4"			x 25.0	
6"	1	1	x 50.0	50
8"	1	1	x 80.0	80
10"			x 115.0	
Total Water Connections	531	531		682
Total Wastewater Connections 521	525	525	x 1.0	525

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

Gallons pumped into system:	71,665,000	Water Accountability Ratio 82% (Gallons billed and sold/Gallons pumped and purchased)
Gallons billed to customers:	58,543,000	

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
SERVICES AND RATES  
FOR THE YEAR ENDED MARCH 31, 2025**

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

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County or Counties in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ's in which District is located:

City of Houston, Texas.

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED MARCH 31, 2025**

PROFESSIONAL FEES:

Auditing	\$ 19,000
Engineering	152,927
Legal	105,740
Financial Advisor	<u>1,000</u>

TOTAL PROFESSIONAL FEES	<u>\$ 278,667</u>
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CONTRACTED SERVICES:

Solid Waste Disposal	\$ 122,903
Security	169,246
Bookkeeping	22,148
Operations and Billing	<u>66,123</u>

TOTAL CONTRACTED SERVICES	<u>\$ 380,420</u>
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UTILITIES:

Electricity	\$ 50,609
Gas	1,307
Telephone	<u>732</u>

TOTAL UTILITIES	<u>\$ 52,648</u>
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REPAIRS AND MAINTENANCE	<u>\$ 278,119</u>
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ADMINISTRATIVE EXPENDITURES:

Director Fees	\$ 20,519
Dues and Seminars	750
Election Costs	688
Insurance	20,376
Payroll Taxes	1,570
Other	<u>21,672</u>

TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 65,575</u>
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CAPITAL OUTLAY	<u>\$ 440,172</u>
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See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED MARCH 31, 2025**

OTHER EXPENDITURES:

Chemicals	\$ 10,036
Laboratory Fees	10,764
Reconnection Fees	2,365
Inspection Fees	5,283
Regional Water Authority Assessments	226,442
TCEQ Regulatory Assessments	1,172
Sludge Hauling	<u>19,263</u>

TOTAL OTHER EXPENDITURES	<u>\$ 275,325</u>
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TOTAL EXPENDITURES	<u>\$ 1,770,926</u>
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See accompanying independent auditor's report.



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
INVESTMENTS  
MARCH 31, 2025**

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 735,604	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0005	Varies	Daily	\$ 655,335	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0004	Varies	Daily	\$ 2,231,611	\$ - 0 -
TOTAL - ALL FUNDS				\$ 3,622,550	\$ - 0 -

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED MARCH 31, 2025**

	<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -		
APRIL 1, 2024	\$ 31,978	
Adjustments to Beginning		
Balance	<u>(11,580)</u>	\$ 20,398
Original 2024 Tax Levy	\$ 279,521	
Adjustment to 2024 Tax Levy	<u>(22,176)</u>	<u>257,345</u>
TOTAL TO BE		
ACCOUNTED FOR		\$ 277,743
TAX COLLECTIONS:		
Prior Years	\$ 8,336	
Current Year	<u>236,718</u>	<u>245,054</u>
TAXES RECEIVABLE -		
MARCH 31, 2025		<u>\$ 32,689</u>
TAXES RECEIVABLE BY		
YEAR:		
2024	\$ 20,627	
2023	7,527	
2022	3,070	
2021	<u>1,465</u>	
TOTAL		<u>\$ 32,689</u>

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED MARCH 31, 2025**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
PROPERTY VALUATIONS:				
Land	\$ 83,231,025	\$ 44,402,790	\$ 32,465,696	\$ 26,289,572
Improvements	245,135,127	175,126,504	150,578,145	102,068,753
Personal Property	901,556	893,607	728,915	327,439
Exemptions	<u>(168,427,341)</u>	<u>(47,438,215)</u>	<u>(21,847,747)</u>	<u>(14,842,090)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 160,840,367</u>	<u>\$ 172,984,686</u>	<u>\$ 161,925,009</u>	<u>\$ 113,843,674</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16
Maintenance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.16</u>	<u>\$ 0.16</u>	<u>\$ 0.16</u>	<u>\$ 0.16</u>
ADJUSTED TAX LEVY*	<u>\$ 257,345</u>	<u>\$ 276,775</u>	<u>\$ 259,080</u>	<u>\$ 182,150</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>91.98 %</u>	<u>97.28 %</u>	<u>98.82 %</u>	<u>99.20 %</u>

In August 2024, the Board of Directors were made aware that the owners of the only apartment property in the District, Civitas Cypresswood Owner LLC, intended to convey to the Houston Housing Authority the land upon which the apartments are located while retaining a ground lease for the land and ownership of the improvements. The transaction was closed in September 2024, which made the approximately \$48 million taxable value of the land and improvements as of January 1, 2024 exempt from property taxes levied by the District. The loss of taxable value to the District was partially realized in the 2024 tax year because the exemption is prorated for the calendar year and will be fully realized in the 2025 tax year. The District determined to implement significant changes to its water and sewer rates to property tax-exempt apartments, as well as other policy and rate changes, and adopted an Amended Rate Order on August 20, 2024, and again on March 4, 2025. The tax-exempt apartment surcharge is sufficient to offset the loss of tax revenues for this property.

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
LONG-TERM DEBT SERVICE REQUIREMENTS  
MARCH 31, 2025**

S E R I E S - 2 0 2 1			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 200,000	\$ 157,694	\$ 357,694
2027	200,000	151,694	351,694
2028	200,000	145,693	345,693
2029	200,000	139,693	339,693
2030	225,000	135,693	360,693
2031	225,000	131,193	356,193
2032	225,000	126,693	351,693
2033	250,000	122,194	372,194
2034	250,000	117,194	367,194
2035	250,000	112,194	362,194
2036	275,000	107,194	382,194
2037	275,000	101,694	376,694
2038	275,000	96,194	371,194
2039	300,000	90,694	390,694
2040	300,000	84,694	384,694
2041	300,000	78,694	378,694
2042	325,000	72,693	397,693
2043	325,000	65,788	390,788
2044	325,000	58,881	383,881
2045	350,000	51,975	401,975
2046	350,000	44,100	394,100
2047	400,000	36,225	436,225
2048	400,000	27,225	427,225
2049	400,000	18,225	418,225
2050	410,000	9,225	419,225
	<u>\$ 7,235,000</u>	<u>\$ 2,283,436</u>	<u>\$ 9,518,436</u>

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
CHANGES IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED MARCH 31, 2025**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2024
Harris County Water Control and Improvement District No. 99 Unlimited Tax Bonds - Series 2021	<u>\$ 7,435,000</u>	<u>\$ 7,435,000</u>
Bond Authority:		<u>Tax Bonds</u>
Amount Authorized by Voters		\$ 16,000,000
Amount Issued		<u>7,435,000</u>
Remaining to be Issued		<u>\$ 8,565,000</u>
Debt Service Fund cash and investments balances as of March 31, 2025:		<u>\$ 749,065</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:		<u>\$ 380,737</u>
See Note 3 for interest rate, interest payment dates and maturity dates.		

See accompanying independent auditor's report.

<u>Current Year Transactions</u>				
<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding March 31, 2025</u>	<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>		
<u>\$ - 0 -</u>	<u>\$ 200,000</u>	<u>\$ 163,694</u>	<u>\$ 7,235,000</u>	The Bank of New Yourk Mellon Trust Company, N.A. Dallas, TX

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
GENERAL FUND – FIVE YEARS**

	Amounts		
	2025	2024	2023
<b>REVENUES</b>			
Water Service	\$ 325,443	\$ 321,117	\$ 349,510
Wastewater Service	434,493	436,247	435,906
Regional Water Authority Fees	180,111	302,989	366,788
Cypresswood Apartments	402,518	263,075	249,675
Penalty and Interest	15,837	10,924	8,367
Tap Connection and Inspection Fees			
Investment Revenues	42,742	46,493	19,885
Capital Contributions	53,380	53,380	53,380
Miscellaneous Revenues	4,300	40,618	10,128
<b>TOTAL REVENUES</b>	<u>\$ 1,458,824</u>	<u>\$ 1,474,843</u>	<u>\$ 1,493,639</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 278,667	\$ 168,050	\$ 157,098
Contracted Services	380,420	356,681	309,282
Utilities	52,648	59,390	55,694
Regional Water Authority Assessments	226,442	315,149	372,951
Repairs and Maintenance	278,119	306,325	302,939
Other	114,458	100,100	122,294
Capital Outlay	440,172	98,818	7,750
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,770,926</u>	<u>\$ 1,404,513</u>	<u>\$ 1,328,008</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (312,102)</u>	<u>\$ 70,330</u>	<u>\$ 165,631</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In(Out)	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ (312,102)</u>	<u>\$ 70,330</u>	<u>\$ 165,631</u>
<b>BEGINNING FUND BALANCE</b>	<u>1,085,702</u>	<u>1,015,372</u>	<u>849,741</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 773,600</u>	<u>\$ 1,085,702</u>	<u>\$ 1,015,372</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2022	2021	2025	2024	2023	2022	2021
\$ 297,583	\$ 313,555	22.3 %	21.8 %	23.3 %	26.5 %	29.8 %
437,957	420,777	29.8	29.6	29.2	38.9	40.0
253,673	289,922	12.3	20.5	24.6	22.6	27.6
		27.6	17.8	16.7		
14,588	13,325	1.1	0.7	0.6	1.3	1.3
51,785	2,380				4.6	0.2
296	1,413	2.9	3.2	1.3		0.1
40,738		3.7	3.6	3.6	3.6	
27,818	10,670	0.3	2.8	0.7	2.5	1.0
<u>\$ 1,124,438</u>	<u>\$ 1,052,042</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 180,831	\$ 182,198	19.1 %	11.4 %	10.5 %	16.1 %	17.3 %
250,885	252,015	26.1	24.2	20.7	22.3	24.0
46,269	46,125	3.6	4.0	3.7	4.1	4.4
261,298	286,901	15.5	21.4	25.0	23.2	27.3
151,665	178,382	19.1	20.8	20.3	13.5	17.0
128,430	89,439	7.8	6.8	8.2	11.4	8.5
200,292	263,069	30.2	6.7	0.5	17.8	25.0
<u>\$ 1,219,670</u>	<u>\$ 1,298,129</u>	<u>121.4 %</u>	<u>95.3 %</u>	<u>88.9 %</u>	<u>108.4 %</u>	<u>123.5 %</u>
<u>\$ (95,232)</u>	<u>\$ (246,087)</u>	<u>(21.4) %</u>	<u>4.7 %</u>	<u>11.1 %</u>	<u>(8.4) %</u>	<u>(23.5) %</u>
<u>\$ 278,842</u>	<u>\$ - 0 -</u>					
\$ 183,610	\$ (246,087)					
<u>666,131</u>	<u>912,218</u>					
<u>\$ 849,741</u>	<u>\$ 666,131</u>					

See accompanying independent auditor's report.



**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
DEBT SERVICE FUND – FIVE YEARS**

	Amounts		
	2025	2024	2023
<b>REVENUES</b>			
Property Taxes	\$ 245,054	\$ 272,763	\$ 281,936
Penalty and Interest	6,143	5,795	9,462
Interest on Investments	36,046	27,213	8,287
Contract Revenue	124,143	126,244	57,293
Miscellaneous Revenues			
<b>TOTAL REVENUES</b>	<u>\$ 411,386</u>	<u>\$ 432,015</u>	<u>\$ 356,978</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 15,240	\$ 14,292	\$ 13,737
Debt Service Principal	200,000		
Debt Service Interest and Fees	164,519	164,994	165,194
<b>TOTAL EXPENDITURES</b>	<u>\$ 379,759</u>	<u>\$ 179,286</u>	<u>\$ 178,931</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 31,627</u>	<u>\$ 252,729</u>	<u>\$ 178,047</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Long-Term Debt Issued	\$ - 0 -	\$ - 0 -	\$ - 0 -
<b>NET CHANGE IN FUND BALANCE</b>	\$ 31,627	\$ 252,729	\$ 178,047
<b>BEGINNING FUND BALANCE</b>	<u>715,129</u>	<u>462,400</u>	<u>284,353</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 746,756</u>	<u>\$ 715,129</u>	<u>\$ 462,400</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>531</u>	<u>531</u>	<u>529</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>525</u>	<u>525</u>	<u>523</u>

See accompanying independent auditor's report.

		Percentage of Total Revenue				
2022	2021	2025	2024	2023	2022	2021
\$ 130,167		59.5 %	63.2 %	79.0 %	48.2 %	%
1,178		1.5	1.3	2.7	0.4	
64		8.8	6.3	2.3		
138,458		30.2	29.2	16.0	51.3	
253					0.1	
<u>\$ 270,120</u>	<u>\$ - 0 -</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>N/A %</u>
\$ 8,957		3.7 %	3.3 %	3.8 %	3.3 %	%
		48.6				
<u>140,504</u>		<u>40.0</u>	<u>38.2</u>	<u>46.3</u>	<u>52.0</u>	
<u>\$ 149,461</u>	<u>\$ - 0 -</u>	<u>92.3 %</u>	<u>41.5 %</u>	<u>50.1 %</u>	<u>55.3 %</u>	<u>N/A %</u>
\$ 120,659	\$ - 0 -	7.7 %	58.5 %	49.9 %	44.7 %	N/A %
\$ 163,694	\$ - 0 -					
\$ 284,353	\$ - 0 -					
<u>\$ 284,353</u>	<u>\$ - 0 -</u>					
<u>528</u>	<u>524</u>					
<u>522</u>	<u>521</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
MARCH 31, 2025**

District Mailing Address - Harris County Water Control and Improvement District No. 99  
c/o Johnson Petrov LLP  
2929 Allen Parkway, Suite 3150  
Houston, TX 77019

District Telephone Number - (713) 489-8977

<b>Board Members</b>	<u>Term of Office (Elected or Appointed)</u>	<u>Fees of Office for the year ended March 31, 2025</u>	<u>Expense Reimbursements for the year ended March 31, 2025</u>	<u>Title</u>
Billy Fritsche	05/22 05/26 (Elected)	\$ 6,971	\$ -0-	President
Thomas Riddle	05/24 05/28 (Elected)	\$ 5,400	\$ -0-	Vice President/ Investment Officer
George Galindo	05/24 05/28 (Elected)	\$ 3,507	\$ -0-	Secretary
Rick Ghinelli	05/22 05/26 (Elected)	\$ 2,431	\$ -0-	Director
Terry Wright	05/22 03/25 (Resigned)	\$ 2,210	\$ -0-	Former Director

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

Submission date of most recent District Registration Form: May 22, 2024.

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 6, 2007. Fees of Office are the amounts paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 99  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
MARCH 31, 2025**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2025</u>	<u>Title</u>
Johnson Petrov LLP	06/30/88	\$ 78,459	General Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	03/21/89	\$ 19,000	Auditor
ETI Bookkeeping Services	1972	\$ 22,148	Bookkeeper
Perdue Brandon Fielder Collins & Mott, L.L.P.	04/15/97	\$ -0-	Delinquent Tax Attorney
Vogt Engineering, L.P.	12/05/89	\$ 263,174	Engineer
The GMS Group, L.L.C.	10/17/95	\$ 1,000	Financial Advisor
Eagle Water Management, Inc.	08/01/01	\$ 200,886	Operator
Equi-Tax, Inc.	1970	\$ 10,818	Tax Assessor/ Collector

See accompanying independent auditor's report.

**APPENDIX B**

**SPECIMEN MUNICIPAL BOND INSURANCE POLICY**

(To be included in the Final Official Statement, if applicable)