

**REMINGTON MUNICIPAL  
UTILITY DISTRICT NO. 1,  
OF HARRIS COUNTY, TEXAS**  
(Harris County, Texas)

**PRELIMINARY OFFICIAL STATEMENT**  
DATED: FEBRUARY 25, 2026

**\$10,960,000  
UNLIMITED TAX BONDS  
SERIES 2026**

**BIDS DUE: 10:00 A.M., HOUSTON TIME  
BONDS AWARDED: 12:00 NOON, HOUSTON TIME  
WEDNESDAY, MARCH 25, 2026**





**PRELIMINARY OFFICIAL STATEMENT DATED FEBRUARY 25, 2026**

IN THE OPINION OF BOND COUNSEL, THE BONDS ARE VALID OBLIGATIONS OF REMINGTON MUNICIPAL UTILITY DISTRICT NO. 1, OF HARRIS COUNTY, TEXAS, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION SUBJECT TO THE MATTERS DESCRIBED UNDER “LEGAL MATTERS” HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS. SEE “LEGAL MATTERS” HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

*The District has **not** designated the Bonds as “qualified tax-exempt obligations” for financial institutions. See “LEGAL MATTERS – **Not** Qualified Tax-Exempt Obligations.”*

**NEW ISSUE** - Book-Entry Only

Ratings: S&P Global Ratings (AGM Insured) ... “AA” (stable outlook)  
S&P Global Ratings (Underlying) ... “AA-” (stable outlook)  
See “BOND INSURANCE” and “RATINGS” herein

**\$10,960,000**

**REMINGTON MUNICIPAL UTILITY DISTRICT NO. 1,  
OF HARRIS COUNTY, TEXAS  
(A Political Subdivision of the State of Texas located within Harris County, Texas)  
UNLIMITED TAX BONDS, SERIES 2026**

**Dated: April 1, 2026**

**Due: September 1, as shown on  
the inside cover**

**Interest Accrual Date: Date of Delivery**

Principal of the above bonds (the “Bonds”) is payable to the registered owners thereof (the “Registered Owners”) by the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N. A., currently in Dallas, Texas, or any successor paying agent/registrar (the “Paying Agent,” “Registrar” or “Paying Agent/Registrar”). Interest on the Bonds accrues from the initial date of delivery (expected April 29, 2026) (the “Date of Delivery”), and is payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or redemption. The Bonds are issued in denominations of \$5,000 or any integral multiple thereof in fully registered form only.

The Bonds are subject to redemption prior to maturity at the option of Remington Municipal Utility District No. 1, of Harris County, Texas (the “District”), as a whole or in part, on September 1, 2031, or any date thereafter, at a price equal to the principal amount of the Bonds or the portions thereof so called for redemption 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 at any time, the particular maturities and amounts of the Bonds to be redeemed shall be selected by the District in integral multiples of \$5,000 within any one maturity. If fewer than all of the Bonds of any given maturity are to be redeemed at any time, the particular Bonds to be redeemed shall be selected by such method of random selection as determined by the Registrar (or by DTC, as defined below, in accordance with its procedures while the Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

The Bonds will be registered and delivered only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Bonds. Beneficial Owners (as defined herein under “BOOK-ENTRY-ONLY SYSTEM”) of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the DTC Participants. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar (as herein defined) directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the Beneficial Owners. See “BOOK-ENTRY- ONLY SYSTEM.”

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**See Maturity Schedule on the inside cover**

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The Bonds are the tenth series of bonds issued by the District for the acquisition or construction of water, wastewater and drainage facilities to serve the District. The Bonds, when issued, will constitute valid and legally binding obligations of the District, and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. The Bonds are obligations solely of the District and are not obligations of the State of Texas, the City of Houston, Texas, Harris County, Texas, or any entity other than the District. Investment in the Bonds is subject to special investment considerations described herein. See “INVESTMENT CONSIDERATIONS.”

The Bonds are offered when, as and if issued by the District, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through DTC is expected on or about April 29, 2026.

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

## MATURITY SCHEDULE

CUSIP Prefix (a): 759592

<u>Maturity (September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Initial Reoffering Yield (b)</u>	<u>CUSIP Suffix (a)</u>
2033(c)	\$250,000	%	%	
2034(c)	260,000			
2035(c)	275,000			
2036(c)	290,000			
2037(c)	310,000			
2038(c)	325,000			
2039(c)	345,000			
2040(c)	360,000			
2041(c)	380,000			
2042(c)	400,000			
2043(c)	425,000			
2044(c)	450,000			
2045(c)	475,000			
2046(c)	500,000			
2047(c)	525,000			
2048(c)	555,000			
2049(c)	585,000			
2050(c)	620,000			
2051(c)	650,000			
2052(c)	685,000			
2053(c)	725,000			
2054(c)	765,000			
2055(c)	805,000			

- (a) CUSIP is a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association. CUSIP numbers have been assigned to this issue by CUSIP Global Services and are included solely for the convenience of the owners of the Bonds. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP services. Neither the District, the Financial Advisor (as defined herein), nor the Underwriter (as defined herein) take any responsibility for the accuracy of CUSIP numbers.
- (b) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Underwriter. Initial reoffering yields represent the initial offering price to the public which will be established by the Underwriter for public offerings, and which subsequently may be changed.
- (c) Subject to optional redemption as described on the front cover.

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## USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

All of the summaries of the statutes, orders, resolutions, contracts, audited financial statements, and engineering and other related reports set forth in the 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 the Financial Advisor.

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

Neither the District nor the Underwriter make any representations as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains "forward-looking" statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, which generally can be identified with words or phrases such as "anticipates," "believes," "could," "estimates," "expects," "foresees," "may," "predict," "should," "will" or other words or phrases of similar import. All statements included in this Official Statement that any person expects or anticipates will, should or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses made in light of experience and perceptions of historical trends, current conditions and expected future developments as well as other factors the District believes are appropriate in the circumstances. However, whether actual results and developments conform with expectations and predictions is subject to a number of risks and uncertainties, including, without limitation, the information discussed under "INVESTMENT CONSIDERATIONS" in this Official Statement, as well as additional factors beyond the District's control. The important investment considerations and assumptions described under that caption and elsewhere herein could cause actual results to differ materially from those expressed in any forward-looking statement. All of the forward-looking statements made in this Official Statement are qualified by these cautionary statements.

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net effective interest rate, which was tendered by \_\_\_\_\_ (the "Underwriter"), to purchase the Bonds bearing the interest rates shown under "MATURITY SCHEDULE" on the inside cover page hereof at a price of \_\_\_\_\_% of the principal amount thereof, which resulted in a net effective interest rate of \_\_\_\_\_% as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

## **Prices and Marketability**

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

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 price, 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 PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

## **Securities Laws**

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

## **Municipal Bond Insurance and Ratings**

Applications have been made to Assured Guaranty Inc. (“AG”) and Build America Mutual Assurance Company (“BAM”) to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than S&P Global Ratings (“S&P”), a division of S&P Global Inc., will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings except the S&P rating fees as described below. S&P has assigned an underlying rating of “AA-” (stable outlook) to the Bonds. If the Underwriter chooses to purchase municipal bond guaranty insurance on the Bonds, separate rating(s), including a rating by S&P, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds a guaranty insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of S&P and the S&P rating associated with the guaranty insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Official Statement under the caption “NO MATERIAL ADVERSE CHANGE,” if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, the rating of the insurer’s creditworthiness by any rating agency does not and will not in any manner affect the District’s financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District’s financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

## **BOND INSURANCE RISK FACTORS**

As is stated above under the caption “Municipal Bond Insurance and Ratings,” applications have been made to insurers to issue a commitment for municipal bond guaranty insurance on the Bonds. If the Underwriter purchases such municipal bond guaranty insurance on the Bonds as set forth under such caption, in the event of default of the payment of principal of or interest on the Bonds when all or some become due, any owner of the Bonds shall have a claim under the municipal bond guaranty insurance policy (the “Policy”) for such payments.

In the event that an insurer is unable to make payment of principal and interest on the Bonds 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 that an insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event would 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 any such insurer and its claims paying ability. An 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 an insurer and the ratings on bonds insured by any such insurer, including the Bonds, would not be subject to downgrade. Such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

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

Neither the District, nor to the knowledge of the District the Underwriter, has made independent investigation into the claims paying ability of any potential insurer of the Bonds and no assurance or representation regarding the financial strength or projected financial strength of any potential insurer is made by either the District or the Underwriter. Therefore, when making an investment decision, potential investors should carefully consider the ability of the District to pay the principal of and interest on the Bonds and the claims paying ability of any potential insurer, particularly over the life of the investment. See “SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance and Ratings” above for further information regarding the District’s application for municipal bond guaranty insurance on the Bonds.”

**OFFICIAL STATEMENT SUMMARY**

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

**THE BONDS**

The Issuer .....	Remington Municipal Utility District No. 1, of Harris County, Texas (the “District”), is a political subdivision of the State of Texas located within Harris County, Texas. See “THE DISTRICT - General.”
Description .....	\$10,960,000 Unlimited Tax Bonds, Series 2026, are dated April 1, 2026, and mature on September 1 in the years and in the amounts shown on the inside cover page hereof. Interest on the Bonds accrues from the initial date of delivery (expected April __, 2026) (the “Date of Delivery”), and is payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or redemption. The Bonds are issued in fully registered form and will be issued in denominations of \$5,000 of principal amount or integral multiples thereof. The Bonds are subject to redemption, in whole or in part, prior to their scheduled maturities, on September 1, 2031, or on any date thereafter at the option of the District. See “THE BONDS.”
Book-Entry-Only System.....	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC (defined herein), 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 and interest on the Bonds will be payable by the Paying Agent/Registrar (hereinafter defined) 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”).
Source and Security for Payment.....	Principal of and interest on the Bonds are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. See “THE BONDS - Source and Security for Payment,” “TAX DATA - Tax Rate Calculations,” and “INVESTMENT CONSIDERATIONS - Maximum Impact on District Tax Rates.” The Bonds are obligations solely of the District, and are not obligations of the State of Texas, Harris County, Texas, the City of Houston, Texas, or any entity other than the District.
Use of Bond Proceeds.....	Proceeds of the sale of the Bonds will be used by the District to (i) pay the cost of design and construction of Wastewater Treatment Plant rehabilitation, Water Plant No. 2 rehabilitation, lift station generator additions, wastewater system investigation and rehabilitation and water meter replacement; and (ii) capitalize interest in the amount of \$602,800. The District will also use the proceeds of the

Bonds to pay for bond issuance costs, legal fees, fiscal agent's fees, fees to the Texas Commission on Environmental Quality (the "TCEQ") and the Attorney General of Texas and engineering fees relating to the foregoing projects. See "THE BONDS - Use and Distribution of Bond Proceeds."

Payment Record.....

The District has previously issued Unlimited Tax Bonds, Series 2000 (the "Series 2000 Bonds"), Unlimited Tax Bonds, Series 2000A (the "Series 2000A Bonds"), Unlimited Tax Bonds, Series 2001 (the "Series 2001 Bonds"), Unlimited Tax Bonds, Series 2002 (the "Series 2002 Bonds"), Unlimited Tax Bonds, Series 2003 (the "Series 2003 Bonds"), Unlimited Tax Bonds, Series 2004 (the "Series 2004 Bonds"), Unlimited Tax Bonds, Series 2004A (the "Series 2004A Bonds"), Unlimited Tax Bonds, Series 2005 (the "Series 2005 Bonds"), and Unlimited Tax Bonds, Series 2006 (the "Series 2006 Bonds"). The District also has issued Unlimited Tax Refunding Bonds, Series 2006 (the "Series 2006 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2007 (the "Series 2007 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2010 (the "Series 2010 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2011 (the "Series 2011 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2012 (the "Series 2012 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2013 (the "Series 2013 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2014 (the "Series 2014 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2015 (the "Series 2015 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2017 (the "Series 2017 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2019 (the "Series 2019 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2020 (the "Series 2020 Refunding Bonds") and Unlimited Tax Refunding Bonds, Series 2021 (the "Series 2021 Refunding Bonds") to refund and defease certain outstanding bonds of the District. Collective reference is made in this Official Statement to all of such bonds previously issued by the District as the "Prior Bonds." Prior to the issuance of the Bonds, the principal amount of the Prior Bonds that has not been previously retired by the District is \$26,980,000 (the "Outstanding Bonds"). After the issuance of the Bonds, the total of the District's direct bonded indebtedness, including the Bonds, will be \$37,940,000. The District has timely paid all principal of and interest on the Prior Bonds when due.

Authorized But Unissued Bonds.....

\$64,040,000 for waterworks, wastewater, and drainage facilities (the "System"), and \$118,093,920.80 for refunding purposes will remain authorized but unissued after issuance of the Bonds. See "THE BONDS - Authority for Issuance" and - "Issuance of Additional Debt." The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See "INVESTMENT CONSIDERATIONS - Future Debt."

Municipal Bond Insurance and Ratings.....

Applications have been made to Assured Guaranty Inc. (“AG”) and Build America Mutual Assurance Company (“BAM”) to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than S&P Global Ratings (“S&P”), a division of S&P Global Inc., will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings except the S&P rating fees as described below. S&P has assigned an underlying rating of “AA-” (stable outlook) to the Bonds. If the Underwriter chooses to purchase municipal bond guaranty insurance on the Bonds, separate rating(s), including a rating by S&P, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds a guaranty insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of S&P and the S&P rating associated with the guaranty insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Official Statement under the caption “NO MATERIAL ADVERSE CHANGE,” if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, the rating of the insurer’s creditworthiness by any rating agency does not and will not in any manner affect the District’s financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District’s financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

**Not** Qualified Tax-Exempt Obligations .....

The District has **not** designated the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See “LEGAL MATTERS – **Not** Qualified Tax-Exempt Obligation.”

Bond Counsel .....

Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. See “THE DISTRICT - Management of the District” and “LEGAL MATTERS.”

Disclosure Counsel.....

McCall, Parkhurst & Horton L.L.P., Houston, Texas.”

**THE DISTRICT**

Description .....

The District is a political subdivision of the State of Texas, created by Order of the Texas Water Commission, predecessor of the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”), on October 8,

1986. The District contains approximately 1,854.617 acres of land. The District is located entirely within Harris County, Texas, and entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City") (except as described in this Official Statement under the caption "THE DISTRICT - Strategic Partnership Agreement"). The District is located within the Cypress-Fairbanks Independent School District. The District is located approximately twenty-two miles northwest of the central business district of the City. The entrance of the District at the intersection of Queenston Boulevard and Barker-Cypress Road is located one-quarter mile south of the intersection of U.S. Highway 290 and Barker-Cypress Road. The District is generally bounded to the north by U.S. Highway 290 and on the west by Barker-Cypress Road. Queenston Boulevard traverses the District north to south. Cypress-North Houston Boulevard traverses the northern portion of the District east to west. See "THE DISTRICT - General" and - "Description," and "APPENDIX A - LOCATION MAP."

Authority.....

The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 of the Constitution of the State of Texas, as amended, and the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT - General."

Development of the District.....

As of March 1, 2026, the District contained approximately 4,351 homes and approximately 23 vacant fully developed single-family residential lots that are available for future home construction. Retail shopping centers and other improvements aggregating approximately 391,617 square feet of building area and a 177-unit apartment complex have been completed within the District, as well as certain other commercial and golf improvements, as is described below. The development of the entirety of the developable land located within the District is complete. There is no current single-family home building activity or development activity in the District.

According to the District's Engineer, the development of a total of 4,374 single-family residential lots (Stone Gate, Sections 1 through 18, Canyon Lakes Village, Sections 1 through 3, and Canyon Lakes at Stone Gate, Sections 1 through 14) located within the District (an aggregate of approximately 1,259.67 acres) is complete, and all of such lots have been provided water distribution, wastewater collection and storm drainage facilities and street paving. All of such single-family residential lots have been conveyed by the original developers of the District to home building companies. In addition, trunk underground water distribution, wastewater collection and storm drainage facilities and street paving have been constructed in the right-of-way of Queenston Boulevard, a major thoroughfare which traverses the District, Red Rugosa and Tuckerton Road. Retail shopping centers, restaurants, office buildings, and other improvements aggregating approximately 391,617 square feet of building area have been completed on approximately 49.2 acres of land located within the District

that have been developed for commercial use through the provision of trunk underground water distribution and wastewater collection facilities and perimeter storm drainage facilities and street paving and an approximate 7,500 square foot business park and a 141,585 square foot distribution center have been completed on approximately 4.2 acres and 11.92 acres, respectively, within the District. The 177-unit West Lake Park Apartments have been constructed on approximately 7.3 acres located within the District. The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through the issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See "INVESTMENT CONSIDERATIONS - Future Debt." See "THE SYSTEM" for a description of the District's water supply and distribution, wastewater collection and treatment and storm drainage facilities (the "System").

36 holes of golf have been developed on approximately 356.1 acres of land located within the District. The Houston National Golf Club, which is a public golf course, consists of 18 holes plus an approximately 19,000 square foot clubhouse, pro shop and restaurant; an approximately 10,000 square foot cart storage facility, a bar and grill and driving range. The Sterling Country Club, which consists of the other 18 holes, is a private golf course that is adjacent to The Houston National Golf Club. The members of the Sterling Country Club have access to The Houston National Golf Club course and facilities. The District can make no prediction as to the ongoing viability of the Houston National Golf Club or the Sterling Country Club.

A clubhouse and recreation center, which include two tennis courts, a competition pool and wading pool, a weight room, and basketball and volleyball courts, have also been completed within the District. Such facilities are available for use by all residents of the District.

Approximately 163.85 additional acres of land located within the District are contained within various easements or rights-of-way, or are otherwise not available for future development.

### **INVESTMENT CONSIDERATIONS**

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

**SELECTED FINANCIAL INFORMATION  
(UNAUDITED)**

2025 Assessed Valuation .....	\$ 1,676,286,517 (a)
(As of January 1, 2025)	
See "TAX DATA" and "TAXING PROCEDURES"	
Direct Debt:	
Outstanding Bonds .....	\$ 26,980,000
The Bonds .....	<u>10,960,000</u>
Total .....	\$ 37,940,000 (b)
Estimated Overlapping Debt .....	\$ <u>93,389,411</u>
Total Direct and Estimated Overlapping Debt .....	\$ 131,329,411 (b)
Direct Debt Ratio	
: as a percentage of 2025 Assessed Valuation.....	2.26 %
Direct and Overlapping Debt Ratio	
: as a percentage of 2025 Assessed Valuation.....	7.83 %
Bond Fund Balance Estimated as of the Date of Delivery of the Bonds .....	\$ 4,076,503 (c)
General Fund Balance as of January 28, 2026.....	\$ 7,384,318
2025 Tax Rate per \$100 of Assessed Valuation	
Debt Service Tax .....	\$ 0.25
Maintenance Tax .....	<u>0.12</u>
Total .....	\$ 0.37 (d)
Average Percentage of Total Tax Collections (2015-2024) as of January 31, 2026 .....	99.88 %
Percentage of Tax Collections of 2025 Levy as of January 31, 2026 (In process of collection) .....	90.61 %
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2027-2032) .....	\$ 4,975,834
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2032) .....	\$ 4,999,600
Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2027-2032) at 95% Tax Collections	
Based Upon 2025 Assessed Valuation.....	\$ 0.32 (d)
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2032) at 95% Tax Collections	
Based Upon 2025 Assessed Valuation.....	\$ 0.32 (d)

Number of Single Family Residences .....

4,351

Completed retail shopping centers and other improvements

Approximately 391,617 total square feet of building area

A 177-unit apartment complex

An approximately 7,500 square foot business park

An approximately 141,585 square foot distribution center

Completed golf improvements

Houston National Golf Club – 18 holes

Sterling Country Club – 18 holes

See “DEVELOPMENT OF THE DISTRICT.”

- 
- (a) As of January 1, 2025, and comprises the District's 2025 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the “Appraisal District”) at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the “Appraisal Review Board”). See “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments” and “TAXING PROCEDURES.”
  - (b) See “DISTRICT DEBT.” The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See “INVESTMENT CONSIDERATIONS - Future Debt.”
  - (c) Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Bond Fund. Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2026, and the capitalization of \$602,800 of interest to be deposited in the Bonds Fund upon delivery of the Bonds. The District’s remaining debt service payment for 2026, which is due on September 1, 2026, totals \$3,782,275, and consists of principal of and interest on the Outstanding Bonds and the Bonds.
  - (d) The District levied a debt service tax in the amount of \$0.25 per \$100 of Assessed Valuation for 2025, plus a maintenance tax of \$0.12 per \$100 of Assessed Valuation. As is described in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District, plus the 2025 tax of the District is \$2.210659 per \$100 of Assessed Valuation, which is within the range of the aggregate tax levies of municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District. See “TAX DATA – Tax Rate Calculations,” “TAX PROCEDURES” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

**\$10,960,000**  
**REMINGTON MUNICIPAL UTILITY DISTRICT NO. 1,**  
**OF HARRIS COUNTY, TEXAS**  
**UNLIMITED TAX BONDS**  
**SERIES 2026**

**INTRODUCTION**

This Official Statement provides certain information with respect to the issuance by Remington Municipal Utility District No. 1, of Harris County, Texas (the “District”) of its Unlimited Tax Bonds, Series 2026 (the “Bonds”).

There follow in this Official Statement descriptions of the Bonds, and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from the District upon request and payment of the costs of duplication therefor.

**THE BONDS**

**General**

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the order adopted by the Board of Directors authorizing the issuance of the Bonds (the “Bond Order”), a copy of which is available from Schwartz, Page & Harding, L.L.P. (“Bond Counsel”) upon payment of the costs of duplication therefor. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

**Description**

The Bonds will be dated April 1, 2026, with interest payable on September 1, 2026, and on each March 1 and September 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the date of delivery of the Bonds to the Underwriter thereof, and thereafter, from the most recent Interest Payment Date. The Bonds mature on September 1 of the years and in the amounts shown under “MATURITY SCHEDULE” on the inside cover page hereof. The Bonds are issued in fully registered form only in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be registered and delivered only to The Depository Trust Company, New York, New York (“DTC”), in its nominee name of Cede & Co., pursuant to the book-entry system described herein (“Registered Owners”). No physical delivery of the Bonds will be made to the purchasers thereof. See “BOOK-ENTRY-ONLY SYSTEM.” Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

**Authority for Issuance**

At an election held within the District on November 7, 2023, voters of the District authorized a total of \$75,000,000 in bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The Prior Bonds issued for the acquisition or construction of water, sanitary sewer and drainage facilities were authorized at elections held within the District which have been exhausted or cancelled. The \$18,150,000 of remaining but unissued voted bond authority from the May 1, 1999, bond election was cancelled upon the successful bond election for \$75,000,000 held within the District on November 7, 2023. The Bonds constitute the tenth issuance of bonds from such authorization. After the issuance of the Bonds, a total of \$64,040,000 in principal amount of unlimited tax bonds for water, sanitary sewer and drainage facilities will remain authorized but unissued. 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; Chapters 49 and 54 of the Texas Water Code, as amended; and an order of the TCEQ dated February 26, 2026.

## **Source and Security for Payment**

The Bonds, together with the Outstanding Bonds and any additional bonds payable from ad valorem taxes, are secured by and payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property located within the District (see “TAX PROCEDURES”). Investment in the Bonds involves certain elements of risk, and all prospective purchasers are urged to examine carefully this Official Statement with respect to the investment security of the Bonds. See “INVESTMENT CONSIDERATIONS.” The Bonds are obligations solely of the District and are not obligations of the City of Houston, Harris County, the State of Texas, or any political subdivision or entity other than the District.

## **Funds**

The Bond Order confirms the establishment of the District’s Construction Fund and the District's Bond Fund (the “Bond Fund”), created and established pursuant to the orders of the District authorizing the issuance of the Prior Bonds. The amount of \$602,800 of capitalized interest on the Bonds will be deposited from the proceeds of the sale of the Bonds into the Bond Fund. All remaining proceeds of the Bonds will be deposited into the Construction Fund. The Bond Fund, which constitutes a trust fund for the benefit of the owners of the Bonds, the Outstanding Bonds and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds, the Outstanding Bonds and any of the District's duly authorized additional bonds payable in whole or part from taxes. Amounts on deposit in the Bond Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds, the Outstanding Bonds, and any additional bonds payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due.

## **Record Date**

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

## **Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2031, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District. If fewer than all of the Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected by DTC in accordance with its procedures. See “BOOK-ENTRY-ONLY SYSTEM.” Notice of each exercise of the reserved right of optional redemption shall be given by the Paying Agent/Registrar at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the principal of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

## **Method of Payment of Principal and Interest**

The Board has appointed The Bank of New York Mellon Trust Company, N.A., (the “Paying Agent,” “Registrar” or “Paying Agent/Registrar”) having its principal corporate trust office and its principal payment office in Dallas, Texas, as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid. See “BOOK-ENTRY-ONLY SYSTEM.”

## **Registration**

Section 149(a) of the Internal Revenue Code of 1986, as amended, requires that all tax-exempt obligations (with certain exceptions that do not include the Bonds) be in registered form in order for the interest payable on such obligations to be excludable from a Beneficial Owner's income for federal income tax purposes. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. pursuant to the Book-Entry-Only System described herein. One fully-registered Bond will be issued for each maturity of the Bonds and will be deposited with DTC. See "BOOK-ENTRY-ONLY SYSTEM." So long as any Bonds remain outstanding, the District will maintain at least one paying agent/registrars in the State of Texas for the purpose of maintaining the Register on behalf of the District.

## **Replacement of Paying Agent/Registrar**

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrars shall be required to accept the previous Paying Agent / Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrars selected by the District shall be a duly qualified and competent trust or banking corporation or organization organized and doing business under the laws of the United States of America or of any State thereof, with a combined capital and surplus of at least \$25,000,000, which is subject to supervision of or examination by federal or state banking authorities, and which is a transfer agent duly registered with the United States Securities and Exchange Commission.

## **Legal Investment and Eligibility to Secure Public Funds in Texas**

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

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

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

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

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

## **Issuance of Additional Debt**

The District's voters have authorized the issuance of a total of \$144,850,000 unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and could authorize additional amounts. Following the issuance of the Bonds, the District will have \$64,040,000 of unlimited tax bonds authorized but unissued for said improvements and facilities. The District's voters have also authorized a total of \$124,000,000 unlimited tax refunding bonds for the purpose of refunding outstanding bonds of the District and could authorize additional amounts. The District currently has \$118,093,920.80 of unlimited tax refunding bonds authorized but unissued.

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District.

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

### **Financing Road Facilities**

Pursuant to Chapter 54 of the Water Code, a municipal utility district may petition the TCEQ for the power to issue bonds supported by property taxes to finance roads. Before the District could issue such bonds, the District would be required to receive a grant of such power from the TCEQ, authorization from the District's voters to issue such bonds, and approval of the bonds by the Attorney General of Texas. The District has not considered filing an application to the TCEQ for "road powers" or calling such an election at this time. Issuance of bonds for roads could dilute the investment security for the Bonds.

### **Financing Recreational Facilities**

Conservation and reclamation districts in certain counties are authorized to develop and finance with property taxes certain recreational facilities after a district election has been successfully held to approve the issuance of bonds payable from taxes and/or a maintenance tax to support recreational facilities.

The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed 1% of the value of the taxable property in the District at the time of issuance of the bonds, or in the event the District meets certain conditions, 3% of the value of the taxable property in the District at the time of the issuance of the Bonds, but in no event in an amount greater than the estimated cost of the plan, (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the TCEQ in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of Texas. The District may issue bonds for such purposes payable solely from net operating revenues without an election. In addition, the District is authorized to levy an operation and maintenance tax to support recreational facilities at a rate not to exceed 10 cents per \$100 of assessed valuation of taxable property in the District, after such tax is approved at an election. Said maintenance tax is in addition to any other maintenance tax authorized to be levied by the District. The District called an election for such purposes on November 7, 2023, and on November 5, 2024, both of which failed to pass, but the District could consider doing so again in the future.

Issuance of bonds for recreational facilities could dilute the investment security for the Bonds.

### **Annexation**

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District may be annexed for full purposes by the City of Houston, subject to compliance by the City of Houston with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Such requirements may include the requirement that the City of Houston hold an election in the District whereby the qualified voters of the District approve the proposed annexation. If the District is annexed, the City of Houston must assume the District's assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City of Houston is a policy making matter within the discretion of the Mayor and City Council of the City of Houston, and, therefore, the District makes no representation that the City of Houston will ever attempt to annex the District for full purposes and assume its debt. Moreover, no representation is made concerning the ability of the City of Houston to make debt service payments should annexation occur. Under the terms of the SPA (as hereinafter defined) between the District and the City of Houston, however, the City has agreed not

to annex the District for full purposes (a traditional municipal annexation) for at least thirty (30) years from the effective date of the SPA. See "THE DISTRICT - Strategic Partnership Agreement." The District could consent to a full purpose annexation prior to that time by agreeing to amend the SPA to such effect, however, the District currently has no intention to do so.

### **Consolidation**

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater systems of the district or districts with which it is consolidating, subject to voter approval. In their consolidation agreement, the consolidating districts may agree to assume each other's bonds, notes and other obligations. If each district assumes the other's bonds, notes and other obligations, taxes may be levied uniformly on all taxable property within the consolidated district in payment of same. If the districts do not assume each other's bonds, notes and other obligations, each district's taxes are levied on property in each of the original districts to pay said debts created by the respective original district as if no consolidation had taken place. No representation is made concerning whether the District will consolidate with any other district, but the District currently has no plans to do so.

### **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 right to seek 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. Certain traditional legal remedies may also not be available. See "INVESTMENT CONSIDERATIONS - Registered Owners' Remedies and Bankruptcy."

### **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 a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form, and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

Upon such deposit as described above, such Bonds shall no longer be regarded to be 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 a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Registered Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under Texas law.

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

*This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York, (“DTC”) while the Bonds are registered in its nominee 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 and the Financial Advisor believe the source of such information to be reliable, but neither of the District or the Financial Advisor takes any responsibility for the accuracy or completeness thereof.*

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

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a S&P Global 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 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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

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

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

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

## USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds of the sale of the Bonds will be used by the District to (i) pay the cost of design and construction of Wastewater Treatment Plant rehabilitation, Water Plant No. 2 rehabilitation, lift station generator additions, wastewater system investigation and rehabilitation and water meter replacement; and (ii) capitalize interest in the amount of \$602,800. The District will also use the proceeds of the Bonds to pay for bond issuance costs, legal fees, fiscal agent's fees, fees to the TCEQ and the Attorney General of Texas and engineering fees relating to the foregoing projects.

<b>Construction Costs</b>	<b><u>District Share</u></b>
A. Developer Contribution Items - None	
B. District Items	
1. 1.1 MGD Wastewater Treatment Plant Rehabilitation	\$3,506,000
2. Water Plant No. 2 Rehabilitation	500,000
3. Lift Station Generator Additions	600,000
4. Wastewater System Investigation & Rehabilitation	520,000
5. Water Meter Replacement	2,250,000
6. Engineering	1,035,180
7. Contingencies	<u>994,136</u>
Total District Items	\$9,405,316
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$9,405,316</b>
<b>Non-Construction Costs</b>	
1. Legal Fees	\$ 284,000
2. Fiscal Agent Fees	219,200
3. Capitalized Interest	602,800
4. Bond Discount	328,800
5. Bond Issuance Expenses	32,984
6. Bond Application Report	50,000
7. Attorney General Fee	9,500
8. TCEQ Bond Issuance Fee	27,400
9. Contingencies *	<u>0</u>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$1,554,684</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$10,960,000</b>

\* The TCEQ directed that any surplus funds resulting from the sale of bonds at a lower interest rate than proposed shall be shown as a contingency line item. The use of these funds is subject to approval by the TCEQ.

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required.

## THE DISTRICT

### General

The District is a municipal utility district created by an order of the Texas Water Commission, a predecessor to the TCEQ, dated October 8, 1986, under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston (except as described below under "Strategic Partnership Agreement"), is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate and maintain fire-fighting facilities, separately or jointly with one or more conservation and reclamation districts, municipalities or other political subdivisions, after approval by the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities and may also, subject to the granting of road powers by the TCEQ and certain limitations, develop and finance roads. See "THE BONDS - Issuance of Additional Debt," "Financing Recreational Facilities" and "Financing Road Facilities."

The District is required to observe certain requirements of the City of Houston which limit the purposes for which the District may sell bonds to finance the acquisition, construction, and improvement of waterworks, wastewater, drainage, recreational, road and fire-fighting facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; require approval by the City of Houston of District construction plans; and permit connections only to lots and reserves described in a plat that has been approved by the City of Houston and filed in the real property records of Harris County. The District is also required to obtain certain TCEQ approvals prior to acquiring, constructing and financing road and fire-fighting facilities, as well as voter approval of the issuance of bonds for said purposes and/or for the purposes of financing recreational facilities. Construction and operation of the District's drainage system is subject to the regulatory jurisdiction of additional State of Texas and local agencies. See "THE SYSTEM."

### Strategic Partnership Agreement

The District and the City of Houston (the "City") have entered into a Strategic Partnership Agreement dated effective July 11, 2006 (the "SPA") pursuant to Chapter 43 of the Texas Local Government Code. The SPA provides for a "limited purpose annexation" for that portion of the District which is developed for retail and commercial purposes in order to apply certain City health, safety, planning and zoning ordinances within the District. Areas of residential development within the District are not subject to the limited purpose annexation. The SPA also provides that the City will not annex the District for "full purposes" for at least thirty (30) years from the effective date of the SPA. Also, as a condition to full purpose annexation, any unpaid reimbursement obligations due to a developer by the District for water, wastewater and drainage facilities must be assumed by the City to the maximum extent permitted by TCEQ rules. The procedures for full purpose annexation under the SPA may differ from those otherwise applicable under Chapter 43, Texas Local Government Code, including any requirements for an election. See "THE BONDS - Annexation."

As of the effective date of the SPA, the City was authorized to impose the one percent (1%) City sales and use tax within the portion of the District included in the limited purpose annexation. Such portion includes primarily retail and commercial development within the District. The City pays to the District an amount equal to one half ( $\frac{1}{2}$ ) of all sales and use tax revenue generated within such area of the District and received by the City from the Comptroller of Public Accounts of the State of Texas (the "Sales Tax Revenue"). Pursuant to State law, the District is authorized to use Sales Tax Revenue generated under the SPA for any lawful purpose. None of the anticipated Sales Tax Revenue is pledged toward the payment of principal and interest on the Bonds or the Outstanding Bonds.

## Description

The District contains approximately 1,854.617 acres of land. The District is located entirely within Harris County, Texas, and (except as described above under “Strategic Partnership Agreement”) entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the “City”). The District is located within the Cypress-Fairbanks Independent School District. The District is located approximately twenty-two miles northwest of the central business district of the City. The entrance of the District at the intersection of Queenston Boulevard and Barker-Cypress Road is located one-quarter mile south of the intersection of U.S. Highway 290 and Barker-Cypress Road. The District is generally bounded to the north by U.S. Highway 290 and on the west by Barker-Cypress Road. Queenston Boulevard traverses the District north to south. Cypress-North Houston Boulevard traverses the northern portion of the District east to west. See “APPENDIX A - LOCATION MAP.”

## Management of the District

The District is governed by the Board, consisting of five (5) directors. The Board has control over and management supervision of all affairs of the District. Directors serve four-year staggered terms, and elections are held within the District in May in even numbered years. The current members and officers of the Board, along with their respective terms of office, are listed below. All of the directors currently reside within the District.

<u>Name</u>	<u>Position</u>	<u>Term Expires in May</u>
Timothy B. Hardin	President	2028
Larry Connelly	Vice President	2026
Michael F. Cook	Secretary	2028
Aaron Rud	Assistant Secretary	2028
Richard Cannon	Assistant Secretary	2026

The District does not have a general manager or any other employee, but has contracted for services, as follows.

*Tax Assessor/Collector* - The District has engaged B&A Municipal Tax Service, LLC, Houston, Texas, as the District's Tax Assessor/Collector. The Tax Assessor/Collector applies the District's tax rate to appraisal rolls prepared by the Harris Central Appraisal District and bills and collects such tax.

*Utility System Operator* - Inframark, LLC is employed by the District as the general operator of the District's System.

*Consulting Engineer* - The District has employed the firm of Sander Engineering Corporation, Houston, Texas, as Consulting Engineer in connection with the overall planning activities and the design of major components of the System, including trunk underground water distribution, wastewater collection and storm drainage facilities, and water supply and wastewater treatment facilities.

*Bookkeeper* - The District has engaged L&S District Services, LLC as the District's Bookkeeper.

*Auditor* - As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which annual audited financial statements are filed with the TCEQ. The financial statements of the District as of May 31, 2025, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX B."

*Bond Counsel and General Counsel* - Schwartz, Page & Harding, L.L.P. ("Bond Counsel") serves as bond counsel to the District. The fee to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds. In addition, Schwartz, Page & Harding, L.L.P. serves as general counsel to the District on matters other than the issuance of bonds.

*Disclosure Counsel* - McCall, Parkhurst & Horton L.L.P., Houston, Texas serves as Disclosure Counsel to the District. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

*Financial Advisor* - The District has engaged Rathmann & Associates, L.P., as financial advisor (the "Financial Advisor") to the District. The fees paid the Financial Advisor for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fees is contingent upon the sale and delivery of the Bonds. Rathmann & Associates, L.P. is an independent municipal advisor registered with the United States Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"). Rathmann & Associates, L.P.'s SEC registration number is 867-00217 and its MSRB registration number is K0161. Rathmann & Associates, L.P.'s SEC registration Forms MA and MA-1's, which constitute Rathmann & Associates, L.P.'s registration filings, may be accessed through [http://www.sec.gov/edgar/searchedgar/company\\_search.html](http://www.sec.gov/edgar/searchedgar/company_search.html).

## **DEVELOPMENT OF THE DISTRICT**

As of March 1, 2026, the District contained approximately 4,351 homes and approximately 23 vacant fully developed single-family residential lots that are available for future home construction. Retail shopping centers and other improvements aggregating approximately 391,617 square feet of building area and a 177-unit apartment complex have been completed within the District, as well as certain other commercial and golf improvements, as is described below. The development of the entirety of the developable land located within the District is complete. There is no current single-family home building activity or development activity in the District.

According to the District's Engineer, the development of a total of 4,374 single-family residential lots (Stone Gate, Sections 1 through 18, Canyon Lakes Village, Sections 1 through 3, and Canyon Lakes at Stone Gate, Sections 1 through 14) located within the District (an aggregate of approximately 1,259.67 acres) is complete, and all of such lots have been provided water distribution, wastewater collection and storm drainage facilities and street paving. All of such single-family residential lots have been conveyed by the original developers of the District to home building companies. In addition, trunk underground water distribution, wastewater collection and storm drainage facilities and street paving have been constructed in the right-of-way of Queenston Boulevard, a major thoroughfare which traverses the District, Red Rugosa and Tuckerton Road. Retail shopping centers, restaurants, office buildings, and other improvements aggregating approximately 391,617 square feet of building area have been completed on approximately 49.2 acres of land located within the District that have been developed for commercial use through the provision of trunk underground water distribution and wastewater collection facilities and perimeter storm drainage facilities and an approximate 7,500 square foot business park and a 141,585 square foot distribution center have been completed on approximately 4.2 acres and 11.92 acres, respectively, within the District. The 177-unit West Lake Park Apartments have been constructed on approximately 7.3 acres located within the District. The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through the issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See "INVESTMENT CONSIDERATIONS - Future Debt." See "THE SYSTEM" for a description of the District's water supply and distribution, wastewater collection and treatment and storm drainage facilities (the "System").

36 holes of golf have been developed on approximately 356.1 acres of land located within the District. The Houston National Golf Club, which is a public golf course, consists of 18 holes plus an approximately 19,000 square foot clubhouse, pro shop and restaurant; an approximately 10,000 square foot cart storage facility, a bar and grill and driving range. The Sterling Country Club, which consists of the other 18 holes, is a private golf course that is adjacent to The Houston National Golf Club. The members of the Sterling Country Club have access to The Houston National Golf Club course and facilities. The District can make no prediction as to the ongoing viability of the Houston National Golf Club or the Sterling Country Club.

A clubhouse and recreation center, which include two tennis courts, a competition pool and wading pool, a weight room, and basketball and volleyball courts, have also been completed within the District. Such facilities are available for use by all residents of the District.

Approximately 163.85 additional acres of land located within the District are contained within various easements or rights-of-way, or are otherwise not available for future development. See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

## **THE SYSTEM**

### **Regulation**

According to the District's Engineer, the System has been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities, including, among others, the TCEQ, the City of Houston, Harris County, and the Harris County Flood Control District.

Operation of the System is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. The total number of connections estimated at this time for the District upon the full development of its approximately 1,854.617 acres is 5,196 with a total estimated population of 18,652 people.

### **Description**

The System presently serves Stone Gate, Sections 1 through 18, Canyon Lakes Village, Sections 1 through 3 and Canyon Lakes at Stone Gate, Sections 1 through 14 and approximately 56.5 additional acres of land located within the District that have been developed for commercial and multi-family use. See "DEVELOPMENT OF THE DISTRICT." The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See "INVESTMENT CONSIDERATIONS - Future Debt."

### **Water Supply**

The District's water supply is currently partially supplied by groundwater and/or surface water from HCMUD No. 196, pursuant to the "Permanent Water Supply Contract" dated October 31, 1999, the First Amendment to the Permanent Water Supply Contract dated November 18, 1999, the Second Amendment to the Permanent Water Supply Contract dated August 23, 2000, the Third Amendment to the Permanent Water Supply Contract dated September 19, 2001, the Fourth Amendment to the Permanent Water Supply Contract, dated December 28, 2005, and the Fifth Amendment to the Permanent Water Supply Contract, dated July 1, 2012, between the District and HCMUD No. 196. According to the contract, HCMUD No. 196's water supply facilities are capable of serving 4,280 equivalent single-family residential connections ("ESFCs"). The District purchased water supply from HCMUD No. 196 sufficient to serve 1,800 ESFCs with portions of the proceeds of the sale of the Prior Bonds. Additionally, the District financed with portions of the proceeds of the sale of the Prior Bonds its own Water Plant No. 1, Water Plant No. 2 and emergency power generators to serve the District. Water Plant No. 1 and Water Plant No. 2 include two (2) 1,500 gpm wells, four (4) 420,000 gallon ground storage tanks, 150,000 gallons of pressure tank capacity, and 8,000 gpm of booster pump capacity. According to the District's Engineer, Water Plant No. 1 and Water Plant No. 2 are capable of serving 4,632 ESFCs. The District has

received a waiver from the TCEQ of a requirement that elevated storage be constructed. In November 2009, the District began receiving surface water from the West Harris County Regional Water Authority as its primary source of water in order to comply with regulations regarding the reduction of groundwater withdrawal (see “Subsidence and Conversion to Surface Water Supply” below). The District will continue to maintain and operate the water wells at Water Plant Nos. 1 and 2 so that the wells remain operational for use on an emergency basis. All other previously constructed water plant facilities will remain operational to receive and distribute surface water and/or groundwater.

## **Wastewater Treatment**

Wastewater treatment for the northern portion of the District is provided by HCMUD No. 196's wastewater treatment plant, which has a capacity of 1,400,000 gallons-per-day (“gpd”), 500,000 gpd of which is owned by the District. Such capacity owned by the District was financed with a portion of the proceeds of the sale of the Series 2001 Bonds. Wastewater treatment for the southern portion of the District is provided by a 1,100,000 gpd wastewater treatment plant financed by the District with a portion of the proceeds of the sale of the Series 2002 Bonds. The District’s wastewater treatment plant facilities are capable of serving 5,333 ESFCs.

## **Drainage Improvements**

Storm water within the District generally drains through underground lines to drainage ditches and detention facilities and then into Horsepen Creek which outfalls into Langham Creek. The District has financed certain drainage facilities, including underground lines, storm drainage channels and a detention system with portions of the proceeds of the sale of the Prior Bonds.

## **100-Year Flood Plain**

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency (“FEMA”) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100 year flood plain, is depicted on these maps. The "100-year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance subsidies. An engineering or regulatory determination that an area is above the 100-year flood plain is no assurance that homes built in such area will not be flooded. If substantial or frequent flooding of homes were to occur in the District, the maintenance of or the future growth of property values in the District could be adversely affected.

According to the District’s Engineer, the FEMA Flood Hazard Boundary Maps (Map No. 48201C420P, Revised November 15, 2019, and Map No. 48201C0410M, Revised October 16, 2013) currently in effect which cover the land located in the District indicate the District is not within the 100-year flood plain.

The FEMA maps also indicate that approximately 10 acres within the District, which acreage includes a portion of Canyon Lakes at Stone Gate, Section 11 are located within Zone X (defined as “Areas of 0.2% annual chance flood; areas of 1% annual chance flood; with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood”).

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

## **Subsidence and Conversion to Surface Water Supply**

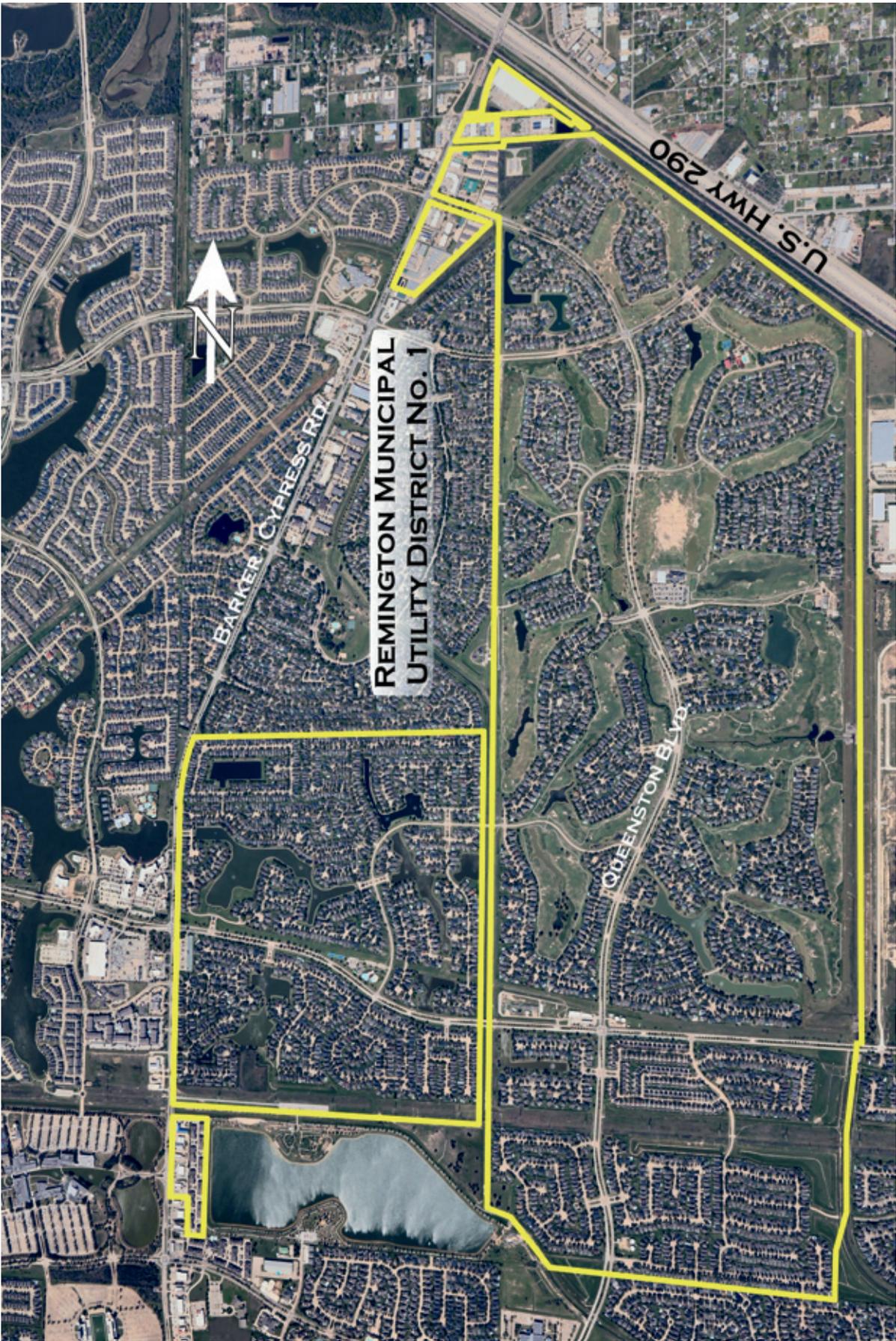
The District is within the boundaries of the Harris-Galveston Subsidence District (the “Subsidence District”) which regulates groundwater withdrawal. The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in areas within the Subsidence District's jurisdiction. In 2001, the Texas legislature created the West Harris County Regional Water Authority (the “Authority”) to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County (including the District) and a small portion of Fort Bend County. The Authority has entered into a Water Supply Contract with the City of Houston, Texas (“Houston”) to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan (“GRP”) and obtained Subsidence District approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District and HCMUD No. 196 are included within the Authority's GRP.

The Authority has the power to issue debt supported by the revenues pledged for the payment of its obligations and may establish fees, user fees, rates, charges and special assessments as necessary to accomplish its purposes. The District began receiving surface water from the Authority in November 2009. HCMUD No. 196 began receiving surface water from the Authority in June 2012. The Authority currently charges the District and HCMUD No. 196 a fee of \$4.35 per 1,000 gallons of surface water supplied. The District pays to HCMUD No. 196 the amount of said fee paid by HCMUD No. 196 to the Authority related to water supplied to the District. As of the date hereof, the majority of the District's water supply is surface water. It is anticipated that said fees will increase in the future. The Authority has to date issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will issue substantially more bonds by the year 2030 to finance the Authority's project costs.

Under the Subsidence District regulations and the GRP, the Authority is required to: (i) have limited groundwater withdrawals to no more than 70% of the total water demand within the Authority's GRP beginning January 2010; (ii) limit groundwater withdrawals to no more than 40% of the total water demand within the Authority's GRP beginning January 2025; and (iii) limit groundwater withdrawals to no more than 20% of the total water demand within the Authority's GRP beginning January 2035. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority currently is subject to a \$12.52 per 1,000 gallons disincentive fee penalty (“Disincentive Fees”) imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand within the Authority's GRP. The Disincentive Fee is subject to increase by the Subsidence District at any time. The Authority achieved and continues to meet the limitation required as of January 2010. In the event of such Authority's failure to comply with the increased limitations in future years, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely seek monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, which may be due the Authority in the future, but anticipates the need to pass such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District's surface water conversion requirements, or (iii) will comply with its GRP.

AERIAL PHOTOGRAPH OF THE DISTRICT  
(taken March 2026)



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken March 2026)



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken March 2026)



## DISTRICT DEBT

### General

The following calculations relate to the Bonds and the Outstanding Bonds. After issuance of the Bonds, the aggregate principal amount of the Outstanding Bonds will be \$26,980,000 and the aggregate principal amount of the District's bonded indebtedness, including the Bonds, will be \$37,940,000. The District is empowered to incur debt to be paid from revenues raised by taxation against all taxable property located within the District, and various other political subdivisions of government that overlap all or a portion of the District are empowered to incur debt to be paid from revenues raised or to be raised by taxation against all or a portion of the property within the District.

2025 Assessed Valuation .....	\$	1,676,286,517	(a)
(As of January 1, 2025)			
See "TAX DATA" and "TAXING PROCEDURES"			
Direct Debt:			
Outstanding Bonds .....	\$	26,980,000	
The Bonds .....		<u>10,960,000</u>	
Total .....	\$	37,940,000	(b)
Estimated Overlapping Debt .....	\$	<u>93,389,411</u>	
Total Direct and Estimated Overlapping Debt .....	\$	131,329,411	(b)
Direct Debt Ratio			
: as a percentage of 2025 Assessed Valuation.....			2.26 %
Direct and Overlapping Debt Ratio			
: as a percentage of 2025 Assessed Valuation.....			7.83 %
Bond Fund Balance Estimated as of the Date of Delivery of the Bonds .....	\$	4,076,503	(c)
General Fund Balance as of January 28, 2026.....	\$	7,384,318	
2025 Tax Rate per \$100 of Assessed Valuation			
Debt Service Tax .....	\$	0.25	
Maintenance Tax .....		<u>0.12</u>	
Total .....	\$	0.37	(d)

(a) As of January 1, 2025, and comprises the District's 2025 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the "Appraisal District") at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the "Appraisal Review Board"). See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments" and "TAXING PROCEDURES."

(b) See "DISTRICT DEBT." The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See "INVESTMENT CONSIDERATIONS - Future Debt."

(c) Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Bond Fund. Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2026, and the capitalization of \$602,800 of interest to be deposited in the Bonds Fund upon delivery of the Bonds. The District's remaining debt service payment for 2026, which is due on September 1, 2026, totals \$3,782,275, and consists of principal of and interest on the Outstanding Bonds and the Bonds.

- (d) The District levied a debt service tax in the amount of \$0.25 per \$100 of Assessed Valuation for 2025, plus a maintenance tax of \$0.12 per \$100 of Assessed Valuation. As is described in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District, plus the 2025 tax of the District is \$2.210659 per \$100 of Assessed Valuation, which is within the range of the aggregate tax levies of municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District. See “TAX DATA – Tax Rate Calculations,” “TAX PROCEDURES” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

**Estimated Direct and Overlapping Debt Statement**

The following table indicates the direct and estimated overlapping debt of the District. The table includes the estimated amount of indebtedness of governmental entities overlapping the District, defined as outstanding bonds payable from ad valorem taxes, and the estimated percentages and amounts of such indebtedness attributable to property located within the District. This information is based upon data secured from the individual jurisdictions and/or the Texas Municipal Reports published by the Municipal Advisory Council of Texas. The calculations by which the statement was derived were made in part by comparing the reported assessed valuation of the property in the overlapping taxing jurisdictions with the Assessed Valuation of property within the District. No effect has been given to the tax burden levied by any applicable taxing jurisdiction for maintenance and operational or other purposes. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information and no person is entitled to rely upon such information as being accurate or complete. Further, certain of the entities listed below may have issued additional bonds since the date cited.

<u>Taxing Jurisdiction</u>	<u>Debt as of February 1, 2026</u>	<u>Estimated Overlapping Percent</u>	<u>Amount</u>
Harris County <sup>(i)</sup>	\$2,257,734,736	0.2436%	\$5,499,105
Harris County Department of Education	28,960,000	0.2436%	70,537
Harris County Flood Control District	937,165,000	0.2436%	2,282,628
Harris County Hospital District	867,820,000	0.2436%	2,113,726
Port of Houston Authority	386,074,397	0.2436%	940,351
Lone Star College System	434,530,000	0.4162%	1,808,443
Cypress-Fairbanks Independent School District	3,464,665,000	2.3285%	<u>80,674,619</u>
<b>TOTAL ESTIMATED OVERLAPPING DEBT</b>			<b>\$93,389,411</b>
<b>TOTAL DIRECT DEBT (the Bonds and the Outstanding Bonds) <sup>(ii)</sup></b>			<b><u>37,940,000</u></b>
<b>TOTAL DIRECT AND ESTIMATED OVERLAPPING DEBT</b>			<b>\$131,329,411</b>

<sup>(i)</sup> Harris County Toll Road Bonds are considered to be self-supporting, and are not included in this schedule.

<sup>(ii)</sup> The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See “INVESTMENT CONSIDERATIONS - Future Debt.”

**Debt Ratios**

	<u>% of 2025 Assessed Valuation</u>
Direct Debt.....	2.26%
Direct and Estimated Overlapping Debt .....	7.83%

Under Texas law, ad valorem taxes levied by each taxing authority other than the District create a lien that is on a parity with the lien in favor of the District on all taxable property within the District. In addition to the ad valorem taxes required to retire the foregoing direct and overlapping debt, the various taxing authorities mentioned above are also authorized by Texas law to assess, levy, and collect ad valorem taxes for operation, maintenance, administration, and/or general revenue purposes. Certain of the jurisdictions have in the past levied such taxes. The District has the power to assess, levy, and collect ad valorem taxes for operations and maintenance purposes, and such taxes have been authorized by the duly qualified voters of the District at a rate not to exceed \$1.00 per \$100 of Assessed Valuation. The District levied a maintenance tax of \$0.12 per \$100 of Assessed Valuation in 2025. See “TAX DATA - Maintenance Tax.”

## Debt Service Requirement Schedule

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

Year Ending December 31	Current Total Debt Service	Plus: The Bonds		New Total Debt Service
		Principal	Interest*	
2026	\$4,159,550			\$4,159,550
2027	4,139,688		\$853,967	4,993,655
2028	4,353,575		602,800	4,956,375
2029	4,356,325		602,800	4,959,125
2030	4,355,825		602,800	4,958,625
2031	4,384,825		602,800	4,987,625
2032	4,396,800		602,800	4,999,600
2033		\$250,000	602,800	852,800
2034		260,000	589,050	849,050
2035		275,000	574,750	849,750
2036		290,000	559,625	849,625
2037		310,000	543,675	853,675
2038		325,000	526,625	851,625
2039		345,000	508,750	853,750
2040		360,000	489,775	849,775
2041		380,000	469,975	849,975
2042		400,000	449,075	849,075
2043		425,000	427,075	852,075
2044		450,000	403,700	853,700
2045		475,000	378,950	853,950
2046		500,000	352,825	852,825
2047		525,000	325,325	850,325
2048		555,000	296,450	851,450
2049		585,000	265,925	850,925
2050		620,000	233,750	853,750
2051		650,000	199,650	849,650
2052		685,000	163,900	848,900
2053		725,000	126,225	851,225
2054		765,000	86,350	851,350
2055		805,000	44,275	849,275
	\$30,146,588	\$10,960,000	\$12,486,467	\$53,593,055

Average Annual Requirements: (2027-2032) ..... \$4,975,834  
 Maximum Annual Requirement: (2032) ..... \$4,999,600

\* Interest is estimated at 5.50% per annum for purposes of illustration.

## TAX DATA

### Debt Service Tax

All taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Outstanding Bonds and the Bonds (see "TAXING PROCEDURES"). The Board of Directors of the District has in its Bond Order covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds (see "THE BONDS" and "INVESTMENT CONSIDERATIONS"). The District levied a debt service tax for 2025 at a rate of \$0.25 per \$100 of Assessed Valuation. See - "Tax Rate Distribution" below.

### Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electorate. On January 17, 1987, the District voters authorized the levy of such a maintenance tax in the maximum amount of \$1.00 per each \$100 of Assessed Valuation. Such tax is levied in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, the Outstanding Bonds and any parity bonds which may be issued in the future. The District levied a maintenance tax of \$0.12 per \$100 of Assessed Valuation for 2025.

### Tax Rate Limitation

Debt Service: Unlimited (no legal limit as to rate or amount)  
 Maintenance: \$1.00 per \$100 Assessed Valuation

### Historical Values and Tax Collection History

The following statement of tax collections sets forth in condensed form the historical Assessed Valuation and tax collections of the District. Such summary has been prepared for inclusion herein based upon information obtained from District records. Reference is made to such records, including the District's annual audited financial statements, for more complete information.

<u>Tax Year</u>	<u>Assessed Valuation</u>	<u>Tax Rate<sup>(a)</sup></u>	<u>Levy</u>	<u>% Collections</u>	
				<u>Current &amp; Prior Years<sup>(b)</sup></u>	<u>Year Ended 9/30</u>
2015	\$962,141,392	\$0.520	\$5,003,135	99.95%	2016
2016	1,041,325,794	0.480	4,998,364	99.95	2017
2017	1,060,388,167	0.480	5,089,863	99.94	2018
2018	1,076,975,854	0.515	5,546,426	99.93	2019
2019	1,146,476,507	0.515	5,904,354	99.91	2020
2020	1,187,327,057	0.500	5,936,635	99.86	2021
2021	1,265,177,277	0.470	5,946,333	99.90	2022
2022	1,428,631,981	0.430	6,143,118	99.85	2023
2023	1,593,845,432	0.390	6,215,997	99.84	2024
2024	1,671,636,582	0.370	6,185,055	99.65	2025
2025	1,676,286,517	0.370	6,202,260	90.61 <sup>(c)</sup>	2026

<sup>(a)</sup> Per \$100 of Assessed Valuation.

<sup>(b)</sup> Such percentages reflect cumulative total collections for each year from the time each respective annual tax was levied through January 31, 2026. The amount of tax collected for each levy on a current basis (by September 30 of the year following each respective annual levy) is not reflected in this statement.

<sup>(c)</sup> As of January 31, 2026. In process of collection.

## Tax Rate Distribution

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Debt Service	\$0.25	\$0.23	\$0.24	\$0.28	\$0.32
Maintenance	<u>0.12</u>	<u>0.14</u>	<u>0.15</u>	<u>0.15</u>	<u>0.15</u>
Total	\$0.37	\$0.37	\$0.39	\$0.43	\$0.47

## Analysis of Tax Base

The following table illustrates the composition of property located within the District during the past five years.

<u>Type of Property</u>	<u>2025</u>		<u>2024</u>		<u>2023</u>	
	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>
Land	\$370,674,897	22.11%	\$365,391,897	21.86%	\$364,533,794	22.87%
Improvements	1,363,563,080	81.34%	1,339,926,277	80.16%	1,256,641,910	78.84%
Personal Property	44,629,943	2.66%	33,053,660	1.98%	29,918,888	1.88%
Exemptions	<u>-102,580,403</u>	<u>-6.12%</u>	<u>-66,735,252</u>	<u>-3.99%</u>	<u>-57,249,160</u>	<u>-3.59%</u>
TOTAL	\$1,676,287,517	100.00%	\$1,671,636,582	100.00%	\$1,593,845,432	100.00%

<u>Type of Property</u>	<u>2022</u>		<u>2021</u>	
	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>
Land	\$281,564,823	19.71%	\$281,535,326	22.25%
Improvements	1,159,365,788	81.15%	996,951,315	78.80%
Personal Property	31,524,985	2.21%	27,382,036	2.16%
Exemptions	<u>-43,823,615</u>	<u>-3.07%</u>	<u>-40,691,400</u>	<u>-3.22%</u>
TOTAL	\$1,428,631,981	100.00%	\$1,265,177,277	100.00%

## Principal 2025 Taxpayers

Based upon information supplied by the District's Tax Assessor/Collector, the following table lists principal District taxpayers, type of property owned by such taxpayers, and the Assessed Valuation of such property as of January 1, 2025. The information reflects the composition of the Appraisal District's record of property ownership as of January 1, 2025.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>Assessed Valuation 2025 Tax Roll</u>	<u>% of 2025 Tax Roll</u>
West Road 330 LP	Land and Improvements	\$30,448,482	1.82%
ACPR1 LLC	Land and Improvements	15,849,474	0.95%
Centerpoint Energy Huo Ele	Land and Personal Property	11,125,135	0.66%
Sterling Golf Inc	Land and Improvements	10,443,995	0.62%
84 Millwork #1975	Personal Property	9,199,425	0.55%
CY-Fair Storage LP	Land, Improvements and Personal Property	8,457,113	0.50%
Stonegate Shopping Center LLC	Land and Improvements	7,729,375	0.46%
Melania Ortega	Land and Improvements	5,916,629	0.35%
Talley Culebra 2017 LLC	Land and Improvements	5,417,998	0.32%
Golden Center LLC	Land and Improvements	<u>3,829,014</u>	<u>0.23%</u>
		\$108,416,640	6.47%

**Tax Rate Calculations**

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Valuation which would be required to meet certain debt service requirements if no growth in the District's tax base occurs beyond the 2025 Assessed Valuation. The calculations assume collection of 95% of taxes levied, no use of funds on hand, and the sale of no bonds by the District other than the Prior Bonds and the Bonds.

Average Annual Debt Service Requirements (2027-2032).....	\$4,975,834
Tax Rate of \$0.32 on the 2025 Assessed Valuation (\$1,676,286,517) produces.....	\$5,095,911
Maximum Annual Debt Service Requirement (2032) .....	\$4,999,600
Tax Rate of \$0.32 on the 2025 Assessed Valuation (\$1,676,286,517) produces.....	\$5,095,911

The District levied a debt service tax for 2025 of \$0.25 per \$100 of Assessed Valuation, plus a maintenance tax of \$0.12 per \$100 of Assessed Valuation. As the above table indicates, the 2025 debt service rate is not sufficient to pay debt service on the Average annual debt service requirements or the maximum annual debt service requirement on the Outstanding Bonds and the Bonds, assuming taxable values in the District at the level of the 2025 Assessed Valuation, assuming a tax collection rate of 95%, no use of funds on hand, and the issuance of no additional bonds by the District other than the Bonds and the Prior Bonds. However, as is illustrated above under the caption “Historical Values and Tax Collection History,” the District has collected an average of 99.88% of its 2015 through 2024 tax levies as of January 31, 2026, and its 2025 tax levy, which is in the process of collection, was 90.61% collected as of such date. Moreover, the District's Bond Fund balance is estimated to be approximately \$4,076,503 as of delivery of the Bonds. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Bond Fund at any time, the District has in the past applied earnings from the investment of monies held in the Bond Fund to meet the debt service requirements of the Prior Bonds (see “APPENDIX B - INDEPENDENT AUDITOR’S REPORT AND FINANCIAL STATEMENTS”). Therefore, the District anticipates that it will be able to meet the debt service requirements of the Bonds and the Outstanding Bonds without increasing the tax rate for debt service which the District levied for 2025 - \$0.25 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See “TAX PROCEDURES” and “INVESTMENT CONSIDERATIONS - Economic Factors Affecting Taxable Values and Tax Payments.” The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. See “INVESTMENT CONSIDERATIONS - Future Debt.”

## Estimated Overlapping Taxes

Property located within the District is subject to taxation by several taxing authorities in addition to the District. Set forth below is a compilation of all 2025 taxes levied upon property located within the District and the District's 2025 tax rate. Under Texas law, ad valorem taxes levied by each taxing authority other than the District entitled to levy taxes against property located within the District create a lien which is on a parity with the tax lien of the District. In addition to the ad valorem taxes required to make the debt service payments on bonded indebtedness of the District and of such other jurisdictions (see "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

<u>Taxing Jurisdiction</u>	<u>2025 Tax Rate Per \$100 of A.V.</u>
The District*	\$0.370000
Harris County	0.380960
Harris County Department of Education	0.004798
Harris County Flood Control District	0.049660
Harris County Hospital District	0.187610
Port of Houston Authority	0.005900
Cypress-Fairbanks Independent School District	0.106000
Lone Star College System	1.066900
Harris County Emergency Services District No. 9	<u>0.038831</u>
Total Tax Rate	\$2.210659

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\* The District levied a total tax of \$0.37 per \$100 of Assessed Valuation for 2025, consisting of a debt service tax of \$0.25 per \$100 of Assessed Valuation and a maintenance tax of \$0.12 per \$100 of Assessed Valuation.

## TAXING PROCEDURES

### Property Tax Code and County-Wide Appraisal District

The Texas Tax Code (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 a single appraisal district with the responsibility for recording and appraising property for all taxing units within a county and a single appraisal review board with the responsibility for reviewing and equalizing the values established by the appraisal district. The Harris Central Appraisal District (the "Appraisal District") has the responsibility for appraising property for all taxing units wholly within Harris County, including the District. Such appraisal values are subject to review and change by the Harris County Appraisal Review Board (the "Appraisal Review Board"). Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a 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. Absent any such appeal, the appraisal roll, as prepared by the Appraisal District and approved by the Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and tax rate. The District is eligible, along with all other conservation and reclamation districts within Harris County, to participate in the nomination of and vote for a member of the Board of Directors of the Appraisal District.

### Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: 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; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations,

youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2026 tax year, the District has granted an exemption of \$50,000 of assessed valuation for persons 65 years of age and older and to individuals who are under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$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 an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a member of the armed forces or a first responder (as defined under Texas law) who was (i) killed in action, or (ii) fatally injured in the line of duty, is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

A "Freeport Exemption" applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to certain tangible personal property, as defined by the Property Tax Code, acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more 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. The exemption excludes oil, natural gas, petroleum products, aircraft and certain special inventory including dealer's motor vehicles, dealer's vessel and outboard motor vehicle, dealer's heavy equipment and retail manufactured housing inventory. The exemption applies to covered property if it 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. 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. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has taken official action to allow taxation of all such goods-in-transit personal property, but may choose to exempt same in the future by further official action..

### **General Residential Homestead Exemption**

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000, if any exemption is granted, from ad valorem taxation. The law provides, however, that where ad valorem taxes have previously been pledged for the payment

of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. For the 2026 tax year, the District has not granted a general residential homestead exemption.

### **Valuation of Property for Taxation**

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Assessments under the Property Tax Code are to be based upon one hundred percent (100%) of market value. The appraised value of residential homestead property may be limited to the lesser of the market value of the property, or the sum of the appraised value of the property for the last year in which it was appraised, plus ten percent (10%) of such appraised value multiplied by the number of years since the last appraisal, plus the market value of all new improvements to the property. Once an appraisal roll is prepared and approved by the Appraisal Review Board, it is used by the District in establishing its tax rate. The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraised values. The plan must provide for appraisal of all real property by the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

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

### **District and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to comply with the Property Tax Code. The District may challenge the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, under certain circumstances, an election would be required to determine whether to approve the adopted total tax rate. See "Rollback of Operation and Maintenance Tax Rate" below. 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.

### **Agricultural, Open Space, Timberland and Inventory Deferral**

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District 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 and not as to others. If a claimant receives the 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 for the three (3) years prior to the loss of

the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2025, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

### **Tax Abatement**

The City of Houston and Harris County may designate all or part of the District as a reinvestment zone, and the District, Harris County, and (if it were to annex the area) the City of Houston may thereafter enter into tax abatement agreements with the owners of property within the zone. The tax abatement agreements may exempt from ad valorem tax, by the applicable taxing jurisdictions, and by the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. According to the District's Tax Assessor/Collector, to date, none of the area within the District has been designated as a reinvestment zone.

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

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty 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. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only for the items specified in the Texas Property Tax Code. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is (i) a person sixty-five (65) years of age or older, (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law, is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

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

Chapter 49 of the Texas Water Code classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected 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 herein as "Low Tax Rate Districts." Districts that have financed, completed, and issued bonds to pay for all land, 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. See “SELECTED FINANCIAL INFORMATION” for a description of the District’s current total tax rate.

#### *Low Tax Rate Districts*

Low Tax Rate Districts 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 in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Low Tax Rate District is the current year’s debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

#### *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 in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year’s debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, 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 Low Tax Rate District and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Low Tax Rate Districts.

#### *Developing Districts*

Districts that do not meet the classification of a Low Tax Rate District 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 imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the District, 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 the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

#### *The District*

A determination as to a district’s status as a Low Tax Rate District, Developed District or Developing District will be made by the District’s Board of Directors on an annual basis. The District cannot give any assurances as to what its classification will be at any point in time or whether the District’s future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation. For the 2025 tax rate year, a determination has been made by the District’s Board of Directors that the District is a Developing District.

### **District's Rights in the Event of Tax Delinquencies**

Taxes levied by the District are a personal obligation of the owner of the property against which the tax is levied. In addition, on January 1, of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units (see “DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement”). 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. Further, personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalties, and interest.

Except with respect to (i) owners of residential homestead property who are sixty-five (65) years of age or older or under a disability as described above and who have filed an affidavit as required by law, and (ii) owners of residential homesteads who have entered into an installment agreement with the District for payment of delinquent taxes as described above and who are not in default under said agreement, at any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, or by taxpayer redemption rights (a taxpayer may redeem property that is a residence homestead or was designated for agricultural use within two (2) years after the deed issued at foreclosure is filed of record and may redeem all other property within six (6) months after the deed issued at foreclosure is filed of record) or by bankruptcy proceedings which restrict the collection of taxpayer debt. The District's ability to foreclose its tax lien or collect penalties and interest may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act 12 U.S.C. 1825, as amended. Generally, the District's tax lien and a federal tax lien are on par with the ultimate priority being determined by applicable federal law. See "INVESTMENT CONSIDERATIONS - Tax Collection Limitations."

## INVESTMENT CONSIDERATIONS

### General

The Bonds, which are obligations solely of the District and not of the State of Texas, Harris County, Texas, the City of Houston, Texas, or any political subdivision or agency other than the District, are secured by the proceeds an annual ad valorem tax, levied without legal limit as to rate or amount, upon all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends upon the District's ability to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representation that over the life of the Bonds the taxable property within the District will maintain a value sufficient to justify continued payment of taxes by property owners or that there will be a market for any property if the District forecloses on property to enforce its tax lien. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. Further, the collection of delinquent taxes owed the District, and the enforcement by a Registered Owner of the District's obligation to collect sufficient taxes may be costly and lengthy processes. See "Tax Collection Limitations" and "Registered Owners' Remedies and Bankruptcy" below and "THE BONDS - Source and Security for Payment" and "Remedies in Event of Default."

### Factors Affecting Taxable Values and Tax Payments

**Economic Factors:** A substantial proportion of the assessed valuation of the property located within the District is attributable to the homes, commercial above-ground improvements and golf course improvements that have been constructed within the District. The maintenance of or the potential increase in the assessed valuation of the property located within the District are directly related to the vitality of the residential housing industry, and can be significantly affected by factors such as interest rates, energy availability and costs, construction costs, and consumer demand. Further fluctuations in the price of oil could adversely affect job stability, wages and salaries, thereby negatively affecting the demand for housing (see "Potential Effects of Oil Price Volatility on the Houston Area" below). Were the District to experience a significant number of residential foreclosures, the value of all homes within the District could be adversely affected. Although development in the District has occurred as is described in this Official Statement under the caption "DEVELOPMENT OF THE DISTRICT," the District cannot predict the pace or magnitude of any future development or single-family home construction or construction of future apartments or commercial buildings in the District other than that which has occurred to date. The District cannot predict what impact, if any, a downturn in the local housing market or a downturn in the national housing and financial markets may have on the Houston market generally and the District

specifically, or the maintenance of assessed values in the District. There is no significant current single-family home building activity or commercial development in the District.

**National Economy:** 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, employment levels and general economic conditions. Although development of the District has occurred as described in this Official Statement under the caption “DEVELOPMENT AND HOME CONSTRUCTION,” the District cannot predict the pace or magnitude of any future development or construction in the District other than that which has occurred to date. The District cannot predict what impact, if any, a downturn in the local housing markets or in the national housing and financial markets may have on the Houston market generally and the District specifically.

**Credit Markets and Liquidity in the Financial Markets:** Interest rates and the availability of mortgage funding have a direct impact on homebuilding activity, particularly short-term interest rates at which homebuilders are able to finance the construction of new homes for sale. Interest rate levels may affect the ability of homebuilders to initiate the construction of new homes for sale, and the construction of new commercial above-ground improvements and apartments in the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for any future home construction or construction of future apartments or commercial buildings within the District. In addition, since the District is located approximately 22 miles northwest from the central downtown business district of the City of Houston, the growth and maintenance of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston and decline in real estate and financial markets in the United States could restrain the growth of the District’s property tax base. There are currently no plans for future homebuilding or development within the District.

### **Maximum Impact on District Tax Rates**

The value of the land and improvements currently located within the District will be a major determinant of the ability of the District to collect, and the willingness of District property owners to pay, ad valorem taxes levied by the District. The District's 2025 Assessed Valuation is \$1,676,286,517. After issuance of the Bonds, the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds will be \$4,999,600 (2032) and the Average Annual Debt Service Requirements will be \$4,975,834 (2027 through 2032, inclusive). Assuming no increase to nor decrease from the 2025 Assessed Valuation, no use of funds on hand, and the issuance of no additional bonds by the District, a tax rate of \$0.32 per \$100 of Assessed Valuation at a 95% tax collection rate would be necessary to pay the Maximum Annual Debt Service Requirement and the Average Annual Debt Service Requirements.

The District levied a debt service tax for 2025 of \$0.25 per \$100 of Assessed Valuation, plus a maintenance tax of \$0.12 per \$100 of Assessed Valuation. As the above calculations indicate, the 2025 debt service rate will not be sufficient to pay average annual debt service payments or the maximum annual debt service payment on the Bonds and the Outstanding Bonds assuming taxable values in the District at the level of the 2025 Assessed Valuation, a tax collection rate of 95%, no use of funds on hand, and the issuance of no additional bonds by the District other than the Bonds and the Prior Bonds. However, as is illustrated in this Official Statement under the caption “TAX DATA - Historical Values and Tax Collection History,” the District has collected an average of 99.88% of its 2015 through 2024 tax levies as of January 31, 2026, and its 2025 tax levy, which is in the process of collection, was 90.61% collected as of such date. Moreover, the District's Bond Fund balance is estimated to be approximately \$4,076,503 as of delivery of the Bonds. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Bond Fund at any time, the District has in the past applied earnings from the investment of monies held in the Bond Fund to meet the debt service requirements of the Prior Bonds (see “APPENDIX B - INDEPENDENT AUDITOR’S REPORT AND FINANCIAL STATEMENTS”). Therefore, the District anticipates that it will be able to meet the debt service requirements on the Outstanding Bonds and the Bonds without increasing the District’s debt service tax rate above the debt service tax rate that it has levied for 2025 - \$0.25 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See “TAX PROCEDURES.” Increases in the District's tax rate to higher levels than the total \$0.37 per \$100 of Assessed Valuation that the District levied for 2025 may have an adverse impact upon the maintenance of taxable property values in the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District.

As is enumerated in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District, plus the 2025 tax of the District, is \$2.210659 per \$100 of Assessed Valuation. Such rate of \$2.210659 per \$100 of Assessed Valuation is within the range of the total levies of municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District.

### **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on 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 judicial foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions affecting the marketability of taxable property within the District and limitation of the proceeds from a foreclosure sale of such property, (d) adverse effects on the proceeds of a foreclosure sale resulting from a taxpayer's limited right to redeem its foreclosed property as set forth below, or (e) insufficient foreclosure bids to satisfy the tax liens of all state and local taxing authorities which have parity liens on the property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Moreover, the value of the property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. See "TAXING PROCEDURES."

### **Registered Owners' Remedies and Bankruptcy**

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not provide for remedies to protect and enforce the interests of the 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. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgement for money damages. Even if Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies.

The enforceability of the rights and remedies of the Registered Owners may be further 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. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, a suit seeking the remedy of mandamus would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "THE BONDS - Remedies in Event of Default." The District may not be placed into bankruptcy involuntarily.

### **Future Debt**

The District reserved in the Bond Order the right to issue the remaining \$64,040,000 unlimited tax bonds authorized but unissued for waterworks, sanitary sewer and drainage facilities, and \$118,093,920.80 authorized but unissued unlimited tax refunding bonds, and such additional bonds as may hereafter be approved by the voters of the District. The District has also reserved the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Order. All of the remaining bonds described above for waterworks, sanitary sewer and drainage facilities, and for refunding purposes, which have heretofore been authorized by the voters of the District, may be issued by the District from time to time as needed. The issuance of such \$64,040,000 bonds for waterworks, wastewater and drainage facilities is also subject to TCEQ authorization.

The District has, with the issuance of the Prior Bonds, financed all of the water, sanitary sewer and drainage facilities that it expects to finance through issuance of bonds to complete the System. Therefore, the District does not currently expect to issue additional bonds for water, sanitary sewer and drainage facilities, unless future repairs to the System or annexation of land into the District necessitate such issuance. However, if additional bonds are issued in the future and property values have not increased proportionately, such issuance might increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds and the Outstanding Bonds. See “THE BONDS - Issuance of Additional Debt,” “DISTRICT DEBT,” and “TAX DATA - Tax Rate Calculations.”

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

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

### **Marketability**

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

### **Approval of the Bonds**

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

### **Environmental Regulations**

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

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

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

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

the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

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

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

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

Water Supply & Discharge Issues. 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.

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In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP

requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA's attainment deadlines. These additional controls could have a negative impact on the HGB Area's economic growth and development.

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

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

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

Texas Pollutant Discharge Elimination System ("TPDES") permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000) (the "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.

## **Extreme Weather Events**

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

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e. “500 year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the District’s Engineer, the District’s System did not sustain any material damage and there was no interruption of water and sewer service. Further, according to the District’s Engineer and District officials, after investigation, approximately 30 homes and a few of the commercial improvements within the District experienced structural flooding. However, the District’s Engineer and officials report that all of such homes and commercial improvements have been repaired.

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

### *Specific Flood Type Risks*

Ponding, or pluvial, 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.

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

The recent fluctuations in oil prices in the U.S. and globally, which at times have led to the lowest such prices in three decades, may lead to adverse conditions in the oil and gas industry, including but not limited to reduced revenues, declines in capital and operating expenditures, business failures, and layoffs of workers. The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values within the District. As previously stated, the Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

## **Changes in Tax Legislation**

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

## **LEGAL MATTERS**

### **Legal Opinions**

The District will furnish to the Underwriter a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinion of Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds 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 and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of such opinion, assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See "Tax Exemption" below. 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 legal limitation as to rate or amount, upon all taxable property within the District. Bond Counsel's opinion will also address the matters described below.

In addition to serving as Bond Counsel, Schwartz, Page & Harding, L.L.P., also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered, and, therefore, such fees are contingent upon the sale and delivery of the Bonds. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, as Disclosure Counsel.

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

### **Legal Review**

In its capacity as Bond Counsel, Schwartz, Page & Harding, L.L.P., has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS," "THE DISTRICT - General," and - "Management of the District - Bond Counsel and General Counsel," "TAX PROCEDURES," and "LEGAL MATTERS" solely to determine whether such information fairly summarizes the law and documents referred to therein. Such firm has not independently verified factual information contained in this Official Statement, nor has such firm conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon such firm'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 of the other information contained herein.

## **Tax Exemption**

On the date of initial delivery of the Bonds, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof (“Existing Law”), (i) interest on the Bonds for federal income tax purposes will be excludable from the “gross income” of the holders thereof, and (ii) the Bonds will not be treated as “specified private activity bonds” the interest on which would be included as an alternative minimum tax preference item under Section 57(a)(5) of the Internal Revenue Code of 1986, as amended (the “Code”). 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.

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

Bond Counsel’s opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel’s opinion is not a guarantee of a result. Existing Law, upon which Bond Counsel has based its opinion, is subject to change by Congress, administrative interpretation by the Department of the Treasury and to subsequent judicial interpretation. There can be no assurance that Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of ownership of the Bonds.

## **Not Qualified Tax-Exempt Obligations**

The District has **not** designated the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b) of the Code.

## **Collateral Federal Income Tax Consequences**

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

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences. The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, including financial institutions, life insurance and property and casualty insurance companies, owners of interests in a FASIT, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and individuals allowed an earned income credit. THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under Section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Interest on the Bonds may be includable in the “adjusted financial statement income” of certain corporations determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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

### **State, Local and Foreign Taxes**

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

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

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

Under Existing Law, 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. See “Tax Exemption” herein for a discussion of certain collateral federal tax consequences.

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

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner’s basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and 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, 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 ORIGINAL ISSUE DISCOUNT BONDS AND WITH RESPECT TO THE FEDERAL, STATE, LOCAL AND FOREIGN TAX CONSEQUENCES OF THE PURCHASE, OWNERSHIP, REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS.

The initial public offering price to be paid for certain maturities of the Bonds may be greater than the amount payable on such Bonds at maturity (the "Premium Bonds"). An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser must be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser's yield to maturity. PURCHASERS OF THE PREMIUM BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION OF AMORTIZABLE BOND PREMIUM WITH RESPECT TO THE PREMIUM BONDS FOR FEDERAL INCOME TAX PURPOSES AND WITH RESPECT TO THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING PREMIUM BONDS.

#### **NO-LITIGATION CERTIFICATE**

The District will furnish to the Underwriters a certificate, dated as of the date of delivery of the Bonds, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or to the knowledge of the District's certifying officers, threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

#### **NO MATERIAL ADVERSE CHANGE**

The obligations of the Underwriter to take up 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 financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of sale. The rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

#### **OFFICIAL STATEMENT**

##### **General**

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

The financial statements of the District as of May 31, 2025, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX B."

##### **Experts**

The information contained in this Official Statement relating to engineering, to the description of the System generally and, in particular, the engineering information included in the sections captioned "THE DISTRICT," "DEVELOPMENT OF THE DISTRICT," and "THE SYSTEM," has been provided by Sander Engineering Corporation, Houston, Texas. Such information has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning valuations contained in the sections captioned “DISTRICT DEBT” and “TAX DATA” has been provided by the Harris Central Appraisal District and Assessments of the Southwest. The District has included certain information herein in reliance upon B&A Municipal Tax Service’s authority as an expert in the field of tax assessing and real property appraisal. The District has included certain information herein in reliance upon the Appraisal District's authority as an expert in the field of tax assessing and real property appraisal.

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

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

### **Updating of Official Statement**

If, subsequent to the date of the Official Statement, to and including the date the Underwriters are no longer required to provide an Official Statement to customers who request same pursuant to Rule 15c2-12 of the United States Securities and Exchange Commission (the “SEC”), the District learns, or is notified by the Underwriters, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriters elect to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriters an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriters; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate upon the earlier of (i) 90 days after the “end of the underwriting period” as defined in SEC Rule 15c2-12 or (ii) the date the Official Statement is filed with the MSRB (hereinafter defined), but in no case less than 25 days after the “end of the underwriting period.”

### **Official Statement “Deemed Final”**

For purposes of compliance with the Rule, this document, as the same may be supplemented or corrected by the District from time to time, may be treated as an “official statement” with respect to the Bonds described herein “deemed final” by the District as of the date hereof (or of any such supplement or correction) except for the omission of certain information referred to in the succeeding paragraph.

This document, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a “final official statement” of the District with respect to the Bonds, as that term is defined in the Rule.

## **CONTINUING DISCLOSURE OF INFORMATION**

In the Bond Order, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe 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 certain specified events, to the Municipal Securities Rulemaking Board (the “MSRB”) or any successor to its functions as a repository through its Electronic Municipal Market Access (“EMMA”) system.

### **Annual Reports**

The District will provide certain updated financial information and operating data annually to the MSRB. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “SELECTED FINANCIAL INFORMATION,” “TAX

DATA,” and in “APPENDIX B.” 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 the MSRB or any successor to its functions as a repository.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (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, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six-month period, and audited financial statements when 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 fiscal year end is currently May 31. Accordingly, it must provide updated information by November 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 determination 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 events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect beneficial owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under “Annual Reports.”

### **Availability of Information**

The District has agreed to provide the foregoing information only to the MSRB. Investors will be able to access, without charge from the MSRB, continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of certain specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its

usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

### **Compliance With Prior Undertakings**

During the last five years, the District has complied in all material respects with all continuing disclosure agreements made by it in accordance with SEC Rule 15c2-12.

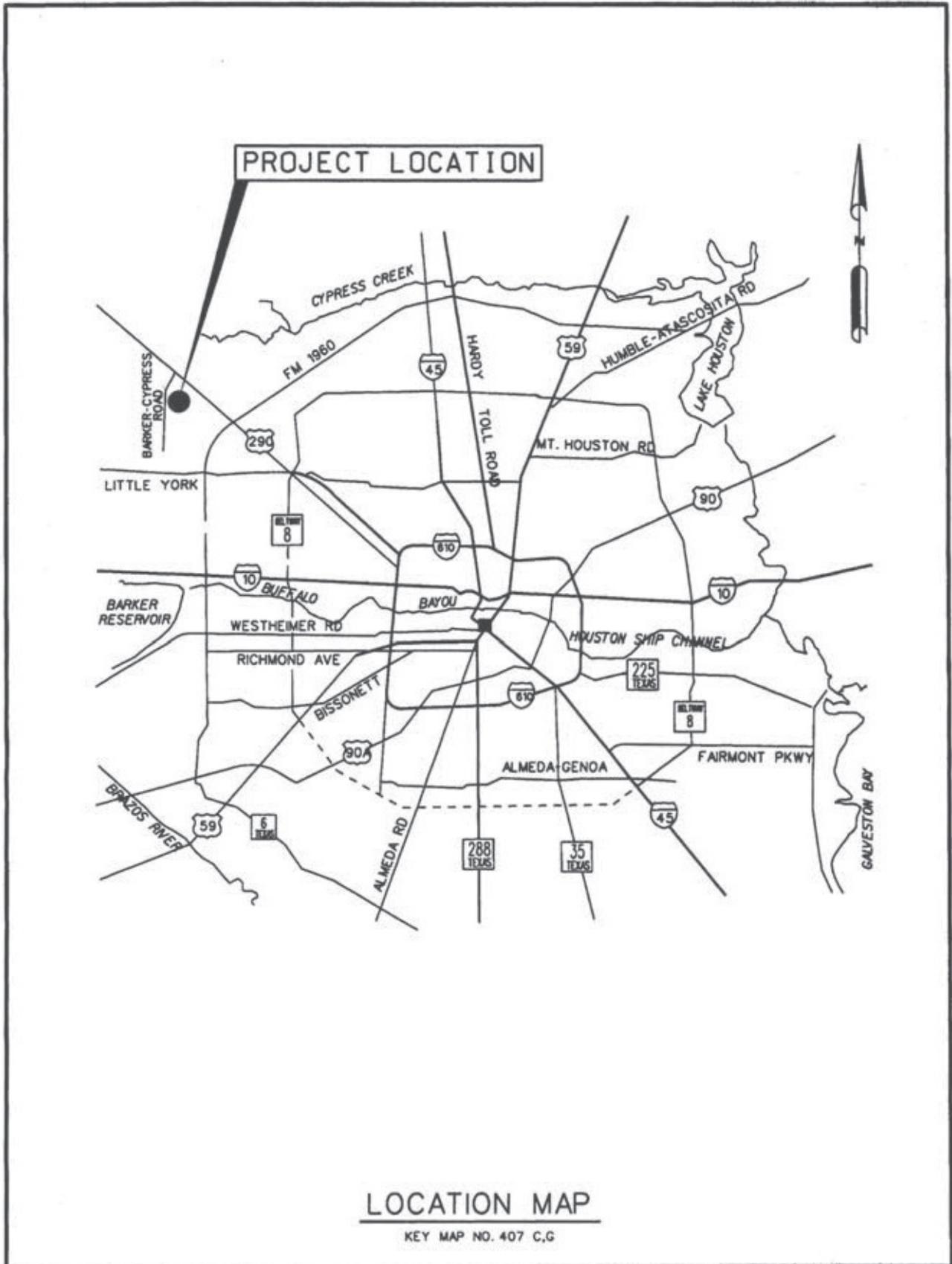
This Official Statement was approved by the Board of Directors of Remington Municipal Utility District No. 1, of Harris County, Texas, as of the date shown on the first page hereof.

President, Board of Directors  
Remington Municipal Utility District No. 1,  
of Harris County, Texas

ATTEST:

Secretary, Board of Directors  
Remington Municipal Utility District No. 1,  
of Harris County, Texas

APPENDIX A  
LOCATION MAP



LOCATION MAP

KEY MAP NO. 407 C,G



**APPENDIX B**

**REMINGTON MUNICIPAL UTILITY DISTRICT NO. 1,**

**OF HARRIS COUNTY, TEXAS**

**INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS**

**MAY 31, 2025**





# **Remington Municipal Utility District No. 1, of Harris County, Texas**

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

May 31, 2025





**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Contents**  
**May 31, 2025**

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## Independent Auditor's Report

Board of Directors  
Remington Municipal Utility District No. 1,  
of Harris County, Texas

### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of Remington Municipal Utility District No. 1, of Harris County, Texas (District), as of and for the year ended May 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 accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of May 31, 2025, and the respective changes in financial position thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

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

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

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

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

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

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

In performing an audit in accordance with GAAS, we:

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

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

### ***Required Supplementary Information***

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

### ***Supplementary Information***

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

**Forvis Mazars, LLP**

Houston, Texas  
November 24, 2025

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Management's Discussion and Analysis  
Year Ended May 31, 2025**

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***Overview of the Financial Statements***

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

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

***Government-Wide Financial Statements***

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

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

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

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

***Fund Financial Statements***

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

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Management's Discussion and Analysis  
Year Ended May 31, 2025**

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***Governmental Funds***

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

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

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

***Notes to Financial Statements***

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

***Financial Analysis of the District as a Whole***

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

**Summary of Net Position**

	<b>2025</b>	<b>2024</b>
Current and other assets	\$ 21,857,277	\$ 22,240,503
Capital assets	27,684,851	27,300,759
Total assets	49,542,128	49,541,262
Deferred outflows of resources	488,441	551,195
Total assets and deferred outflows of resources	\$ 50,030,569	\$ 50,092,457
Long-term liabilities	\$ 30,915,022	\$ 34,306,167
Other liabilities	3,130,341	2,304,448
Total liabilities	34,045,363	36,610,615
Deferred inflows of resources	213,097	247,422

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Management's Discussion and Analysis  
Year Ended May 31, 2025**

**Summary of Net Position (Continued)**

	<u>2025</u>	<u>2024</u>
Net position		
Net investment in capital assets	\$ 1,630,439	\$ (2,244,599)
Restricted	7,472,817	7,532,797
Unrestricted	<u>6,668,853</u>	<u>7,946,222</u>
Total net position	<u>\$ 15,772,109</u>	<u>\$ 13,234,420</u>

The total net position of the District increased by \$2,537,689, or about 19%. The majority of the increase in net position is related to tax revenues intended to pay principal on the District's bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**Summary of Changes in Net Position**

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes	\$ 6,174,808	\$ 6,222,887
City of Houston rebates	96,875	96,749
Charges for services	5,464,415	5,872,426
Other revenues	<u>1,061,988</u>	<u>1,894,768</u>
Total revenues	<u>12,798,086</u>	<u>14,086,830</u>
Expenses		
Services	8,432,081	7,745,465
Depreciation	1,030,289	962,715
Debt service	<u>798,027</u>	<u>905,307</u>
Total expenses	<u>10,260,397</u>	<u>9,613,487</u>
Change in net position	2,537,689	4,473,343
Net position, beginning of year	<u>13,234,420</u>	<u>8,761,077</u>
Net position, end of year	<u>\$ 15,772,109</u>	<u>\$ 13,234,420</u>

***Financial Analysis of the District's Funds***

The District's combined fund balances as of the end of the fiscal year ended May 31, 2025 were \$18,637,186, a decrease of \$1,265,897 from the prior year.

The general fund's fund balance decreased by \$1,156,692 primarily due to service operations and capital outlay expenditures exceeding property taxes and services revenues and investment income.

The debt service fund's fund balance decreased by \$109,205 primarily due to bond principal and interest requirements exceeding property tax revenues.

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Management's Discussion and Analysis  
Year Ended May 31, 2025**

**General Fund Budgetary Highlights**

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to repairs and maintenance and capital outlay expenditures being greater than anticipated and regional water fee revenues and related expenditures and water service revenues being less than anticipated. The fund balance as of May 31, 2025 was expected to be \$12,436,551, and the actual end-of-year fund balance was \$11,157,633.

**Capital Assets and Related Debt**

**Capital Assets**

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

**Capital Assets (Net of Accumulated Depreciation)**

	<u>2025</u>	<u>2024</u>
Land	\$ 11,054,966	\$ 11,054,966
Construction in progress	333,261	1,100,626
Water facilities	6,184,138	6,216,563
Wastewater facilities	10,110,959	8,926,314
Land improvements	1,527	2,290
	<u>                    </u>	<u>                    </u>
Total capital assets	<u>\$ 27,684,851</u>	<u>\$ 27,300,759</u>

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

Construction in progress related to rehabilitation of the wastewater treatment plant, Phase 2	\$ 177,432
350-horsepower well soft starter at water plant No. 2	13,831
Rehabilitation of lift station Nos. 1, 2, 3, 4, 5, and 6	900,648
Rehabilitation of water well No. 2	322,470
	<u>                    </u>
Total additions to capital assets	<u>\$ 1,414,381</u>

**Debt**

The changes in the debt position of the District during the fiscal year ended May 31, 2025 are summarized as follows:

Long-term debt payable, beginning of year	\$ 34,306,167
Decreases in long-term debt	<u>(3,391,145)</u>
Long-term debt payable, end of year	<u>\$ 30,915,022</u>

At May 31, 2025, the District had \$93,150,000 of unlimited tax bonds authorized, but unissued, for the purpose of acquiring, constructing, and improving the water, sanitary sewer, and drainage systems within the District.

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Management's Discussion and Analysis  
Year Ended May 31, 2025**

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The District's bonds carry an underlying rating of "AA-" by Standard & Poor's. The Refunding Series 2015, 2019, 2020, and 2021 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Assured Guaranty Inc. and the Refunding Series 2017 bonds carry a "AA-" rating from Standard & Poor's by virtue of bond insurance issued by National Public Finance Guarantee Corporation.

***Other Relevant Factors***

***Relationship to the City of Houston***

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent, except as set forth below.

***Strategic Partnership Agreement***

Effective July 11, 2006, the District entered into a Strategic Partnership Agreement (Agreement) with the City, which annexed certain portions of the District into the City for "limited purposes," as described therein. Under the terms of the Agreement, the City has agreed it will not annex the District as a whole for full purposes for 30 years following the date of the Agreement, at which time the City has the option to annex the District if it chooses to do so.

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**May 31, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>Assets</b>					
Cash	\$ 580,042	\$ 321,736	\$ 901,778	\$ -	\$ 901,778
Certificates of deposit	240,000	720,000	960,000	-	960,000
Short-term investments	12,419,103	6,595,026	19,014,129	-	19,014,129
Receivables					
Property taxes	60,432	122,512	182,944	-	182,944
Service accounts	494,068	-	494,068	-	494,068
Tax rebates	21,840	-	21,840	8,178	30,018
Accrued penalty and interest	-	-	-	86,358	86,358
Accrued interest	1,064	14,117	15,181	-	15,181
Interfund receivable	167,833	-	167,833	(167,833)	-
Due from others	25,040	-	25,040	27,876	52,916
Prepaid expenditures	95,207	-	95,207	-	95,207
Operating deposit	24,678	-	24,678	-	24,678
Capital assets (net of accumulated depreciation)					
Land	-	-	-	11,054,966	11,054,966
Construction in progress	-	-	-	333,261	333,261
Infrastructure	-	-	-	16,296,624	16,296,624
<b>Total Assets</b>	<u>14,129,307</u>	<u>7,773,391</u>	<u>21,902,698</u>	<u>27,639,430</u>	<u>49,542,128</u>
<b>Deferred Outflows of Resources</b>					
Deferred amount on debt refundings	-	-	-	488,441	488,441
<b>Total Assets and Deferred Outflows of Resources</b>	<u>\$ 14,129,307</u>	<u>\$ 7,773,391</u>	<u>\$ 21,902,698</u>	<u>\$ 28,127,871</u>	<u>\$ 50,030,569</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**May 31, 2025**

(Continued)

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Net Position
<b>Liabilities</b>					
Accounts payable	\$ 1,582,930	\$ 3,493	\$ 1,586,423	\$ -	\$ 1,586,423
Accrued interest payable	-	-	-	215,606	215,606
Customer deposits	978,524	-	978,524	-	978,524
Due to others	349,788	-	349,788	-	349,788
Interfund payable	-	167,833	167,833	(167,833)	-
Long-term liabilities					
Due within one year	-	-	-	3,300,000	3,300,000
Due after one year	-	-	-	27,615,022	27,615,022
<b>Total Liabilities</b>	<b>2,911,242</b>	<b>171,326</b>	<b>3,082,568</b>	<b>30,962,795</b>	<b>34,045,363</b>
<b>Deferred Inflows of Resources</b>					
Deferred property tax revenues	60,432	122,512	182,944	(182,944)	-
Deferred amount on debt refundings	-	-	-	213,097	213,097
<b>Total Deferred Inflows of Resources</b>	<b>60,432</b>	<b>122,512</b>	<b>182,944</b>	<b>30,153</b>	<b>213,097</b>
<b>Fund Balances/Net Position</b>					
Fund balances					
Nonspendable, prepaid expenditures	95,207	-	95,207	(95,207)	-
Restricted, unlimited tax bonds	-	7,479,553	7,479,553	(7,479,553)	-
Assigned, operating deposit	24,678	-	24,678	(24,678)	-
Unassigned	11,037,748	-	11,037,748	(11,037,748)	-
Total fund balances	11,157,633	7,479,553	18,637,186	(18,637,186)	-
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 14,129,307</b>	<b>\$ 7,773,391</b>	<b>\$ 21,902,698</b>		
<b>Net position</b>					
Net investment in capital assets				1,630,439	1,630,439
Restricted for debt service				7,472,817	7,472,817
Unrestricted				6,668,853	6,668,853
Total net position				<b>\$ 15,772,109</b>	<b>\$ 15,772,109</b>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Statement of Activities and Governmental Funds Revenues,**  
**Expenditures, and Changes in Fund Balances**  
**Year Ended May 31, 2025**

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>					
Property taxes	\$ 2,331,652	\$ 3,828,632	\$ 6,160,284	\$ 14,524	\$ 6,174,808
City of Houston rebates	94,401	-	94,401	2,474	96,875
Water service	1,489,082	-	1,489,082	-	1,489,082
Sewer service	1,553,532	-	1,553,532	-	1,553,532
Regional water fee	2,421,801	-	2,421,801	-	2,421,801
Penalty and interest	72,405	40,810	113,215	12,161	125,376
Tap connection and inspection fees	72,947	-	72,947	-	72,947
Investment income	594,333	269,332	863,665	-	863,665
<b>Total Revenues</b>	<b>8,630,153</b>	<b>4,138,774</b>	<b>12,768,927</b>	<b>29,159</b>	<b>12,798,086</b>
<b>Expenditures/Expenses</b>					
Service operations					
Purchased services	2,211,403	-	2,211,403	-	2,211,403
Regional water fee	557,214	-	557,214	-	557,214
Professional fees	271,151	13,688	284,839	15,231	300,070
Contracted services	1,800,167	105,021	1,905,188	-	1,905,188
Utilities	189,209	-	189,209	-	189,209
Repairs and maintenance	2,179,946	-	2,179,946	860,805	3,040,751
Other expenditures	206,589	21,657	228,246	-	228,246
Capital outlay	2,371,166	-	2,371,166	(2,371,166)	-
Depreciation	-	-	-	1,030,289	1,030,289
Debt service					
Principal retirement	-	3,185,000	3,185,000	(3,185,000)	-
Interest and fees	-	922,613	922,613	(124,586)	798,027
<b>Total Expenditures/Expenses</b>	<b>9,786,845</b>	<b>4,247,979</b>	<b>14,034,824</b>	<b>(3,774,427)</b>	<b>10,260,397</b>
<b>Deficiency of Revenues Over Expenditures</b>	<b>(1,156,692)</b>	<b>(109,205)</b>	<b>(1,265,897)</b>	<b>1,265,897</b>	
<b>Change in Net Position</b>				<b>2,537,689</b>	<b>2,537,689</b>
<b>Fund Balances/Net Position</b>					
Beginning of year	12,314,325	7,588,758	19,903,083	-	13,234,420
End of year	<u>\$ 11,157,633</u>	<u>\$ 7,479,553</u>	<u>\$ 18,637,186</u>	<u>\$ -</u>	<u>\$ 15,772,109</u>

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

Remington Municipal Utility District No. 1, of Harris County, Texas (District), was created by an order of the Texas Water Commission, now known as the Texas Commission on Environmental Quality (Commission), effective October 8, 1986, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own, and operate waterworks, wastewater, and drainage facilities and to provide such facilities and services to the customers of the District. The District also provides solid waste disposal and security service.

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

### ***Reporting Entity***

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

### ***Government-Wide and Fund Financial Statements***

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

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

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

The District presents the following major governmental funds:

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

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

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

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***Fund Balances – Governmental Funds***

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

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

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

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

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

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

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

***Measurement Focus and Basis of Accounting***

***Government-Wide Financial Statements***

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

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

***Fund Financial Statements***

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures, and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures, and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services, and investment income. Other revenues are considered to be measurable and available only when cash is received by the District.

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

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Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

***Deferred Outflows and Inflows of Resources***

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

***Interfund Transactions***

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

***Pension Costs***

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

***Use of Estimates***

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

***Investments and Investment Income***

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

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

***Property Taxes***

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

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended May 31, 2025 include collections during the current period or within 60 days of year-end related to the 2024 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended May 31, 2025, the 2024 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

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***Capital Assets***

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

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

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

Water production and distribution facilities	10–45 years
Wastewater collection and treatment facilities	10–45 years
Land improvements	20 years

***Deferred Amount on Debt Refundings***

In the government-wide financial statements, the difference between the reacquisition price and the net carrying amount of the old debt in a debt refunding is deferred and amortized to interest expense using the effective interest rate method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Such amounts are classified as deferred outflows or inflows of resources.

***Debt Issuance Costs***

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

***Long-Term Obligations***

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

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

***Net Position/Fund Balances***

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

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

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

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***Reconciliation of Government-Wide and Fund Financial Statements***

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

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 27,684,851
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	182,944
Penalty and interest on delinquent taxes is not receivable in the current period and is not reported in the funds.	86,358
Amounts due from others are not receivable in the current period and are not reported in the funds.	36,054
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	275,344
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(215,606)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	<u>(30,915,022)</u>
Adjustment to fund balances to arrive at net position.	<u><u>\$ (2,865,077)</u></u>

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

Change in fund balances.	\$ (1,265,897)
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay expenditures exceeded depreciation expense and noncapitalized costs in the current period.	464,841
Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.	3,185,000

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

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Revenues that do not provide current financial resources are not reported as revenues for the funds but are reported as revenues in the statement of activities.	\$ 29,159
Some expenses previously reported in the statement of activities are reported as expenditures in governmental funds.	<u>124,586</u>
Change in net position of governmental activities.	<u>\$ 2,537,689</u>

**Note 2. Deposits, Investments, and Investment Income**

***Deposits***

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

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

At May 31, 2025, \$86,040 of the District's bank balances were exposed to custodial credit risk.

***Investments***

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

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

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

At May 31, 2025, the District had the following investments and maturities.

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

Type	Maturities in Years				
	Fair Value	Less Than 1	1-5	6-10	More Than 10
Texas CLASS	\$ 19,014,129	\$ 19,014,129	\$ -	\$ -	\$ -

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

**Credit Risk.** Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At May 31, 2025, the District’s investments in Texas CLASS were rated “AAAm” by Standard & Poor’s.

**Summary of Carrying Values**

The carrying values of deposits and investments shown previously are included in the balance sheet at May 31, 2025 as follows:

Carrying value	
Deposits	\$ 1,861,778
Investments	<u>19,014,129</u>
Total	<u>\$ 20,875,907</u>

Included in the following statement of net position captions:

Cash	\$ 901,778
Certificates of deposit	960,000
Short-term investments	<u>19,014,129</u>
Total	<u>\$ 20,875,907</u>

**Investment Income**

Investment income of \$863,665 for the year ended May 31, 2025 consisted of interest income.

**Fair Value Measurements**

The District has the following recurring fair value measurements as of May 31, 2025:

- Pooled investments of \$19,014,129 are valued at fair value per share of the pool’s underlying portfolio.

**Note 3. Capital Assets**

A summary of changes in capital assets for the year ended May 31, 2025 is presented below.

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

<b>Governmental Activities</b>	<b>Balances, Beginning of Year</b>	<b>Additions</b>	<b>Reclassifi- cations</b>	<b>Balances, End of Year</b>
Capital assets, non-depreciable				
Land	\$ 11,054,966	\$ -	\$ -	\$ 11,054,966
Construction in progress	1,100,626	177,432	(944,797)	333,261
Total capital assets, non-depreciable	<u>12,155,592</u>	<u>177,432</u>	<u>(944,797)</u>	<u>11,388,227</u>
Capital assets, depreciable				
Water production and distribution facilities	13,174,179	336,301	28,984	13,539,464
Wastewater collection and treatment facilities	19,241,626	900,648	915,813	21,058,087
Land improvements	49,019	-	-	49,019
Total capital assets, depreciable	<u>32,464,824</u>	<u>1,236,949</u>	<u>944,797</u>	<u>34,646,570</u>
Less accumulated depreciation				
Water production and distribution facilities	(6,957,616)	(397,710)	-	(7,355,326)
Wastewater collection and treatment facilities	(10,315,312)	(631,816)	-	(10,947,128)
Land improvements	(46,729)	(763)	-	(47,492)
Total accumulated depreciation	<u>(17,319,657)</u>	<u>(1,030,289)</u>	<u>-</u>	<u>(18,349,946)</u>
Total governmental activities, net	<u>\$ 27,300,759</u>	<u>\$ 384,092</u>	<u>\$ -</u>	<u>\$ 27,684,851</u>

**Note 4. Long-Term Liabilities**

Changes in long-term liabilities for the year ended May 31, 2025 were as follows:

<b>Governmental Activities</b>	<b>Balances, Beginning of Year</b>	<b>Decreases</b>	<b>Balances, End of Year</b>	<b>Amounts Due in One Year</b>
Bonds payable				
General obligation bonds	\$ 33,465,000	\$ 3,185,000	\$ 30,280,000	\$ 3,300,000
Add premiums on bonds	760,418	125,396	635,022	-
	34,225,418	3,310,396	30,915,022	3,300,000
Due to developer	80,749	80,749	-	-
Total governmental activities long-term liabilities	<u>\$ 34,306,167</u>	<u>\$ 3,391,145</u>	<u>\$ 30,915,022</u>	<u>\$ 3,300,000</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

**General Obligation Bonds**

	<b>Refunding Series 2015</b>	<b>Refunding Series 2017</b>
Amounts outstanding, May 31, 2025	\$6,130,000	\$950,000
Interest rates	2.00% to 3.50%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2025/2032	September 1, 2025/2027
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2022	September 1, 2024
	<b>Refunding Series 2019</b>	<b>Refunding Series 2020</b>
Amounts outstanding, May 31, 2025	\$15,065,000	\$4,945,000
Interest rates	3.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2025/2032	September 1, 2025/2032
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2024	September 1, 2025
		<b>Refunding Series 2021</b>
Amount outstanding, May 31, 2025		\$3,190,000
Interest rates		1.00% to 3.00%
Maturity dates, serially beginning/ending		September 1, 2025/2027
Interest payment dates		September 1/March 1
Callable date*		September 1, 2026

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

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Notes to Financial Statements**  
**May 31, 2025**

**Annual Debt Service Requirements**

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at May 31, 2025:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 3,300,000	\$ 808,488	\$ 4,108,488
2027	3,405,000	704,618	4,109,618
2028	3,485,000	614,131	4,099,131
2029	3,780,000	519,950	4,299,950
2030	3,890,000	411,075	4,301,075
2031–2033	12,420,000	539,537	12,959,537
Total	<u>\$ 30,280,000</u>	<u>\$ 3,597,799</u>	<u>\$ 33,877,799</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount.

Bonds voted	\$ 163,000,000
Bonds sold	69,850,000
Refunding bonds authorization voted	124,000,000
Refunding bonds authorization used	5,906,079*

\*The District has issued \$111,210,000 of refunding bonds; however, of such amount, \$5,906,079 has been applied to the voter-authorized bonds and the remaining \$105,303,921 has been issued pursuant to Chapter 1207 of the Texas Government Code.

**Note 5. Significant Bond Order and Commission Requirements**

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended May 31, 2025, the District levied an ad valorem debt service tax at the rate of \$0.2300 per \$100 of assessed valuation, which resulted in a tax levy of \$3,861,169 on the taxable valuation of \$1,678,768,776 for the 2024 tax year. The interest and principal requirements to be paid from the tax revenues and available resources are \$4,162,425, of which \$431,213 has been paid and \$3,731,212 is due September 1, 2025.

**Note 6. Maintenance Taxes**

At an election held January 17, 1987, voters authorized a maintenance tax not to exceed \$1.00 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended May 31, 2025, the District levied an ad valorem maintenance tax at the rate of \$0.1400 per \$100 of assessed valuation, which resulted in a tax levy of \$2,350,276 on the taxable valuation of \$1,678,768,776 for the 2024 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

### **Note 7. Water Supply Agreement**

On October 31, 1999, as last amended July 1, 2012, the District entered into a permanent water supply agreement with Harris County Municipal Utility District No. 196 (District No. 196). Under the terms of the agreement, District No. 196 conveyed to the District capacity in District No. 196's water plants sufficient to serve 1,800 equivalent connections. The cost of the 1,800 equivalent connections was \$1,600,000.

The District's share of operating costs is based upon District No. 196's cost of production (currently \$0.675 per each 1,000 gallons), plus a prorated percent of said cost based on gallons metered. During the current year, the District incurred costs of \$112,563 related to water purchased from District No. 196.

### **Note 8. Waste Disposal Agreement**

On April 25, 2001, as last amended March 20, 2002, the District and District No. 196 entered into a permanent waste disposal agreement pursuant to which, effective May 1, 2004, the District owns 500,000 gallons per day of capacity in District No. 196's wastewater treatment plant. The District pays fixed operation and maintenance costs based upon its 35.70% share of the plant and pays variable costs based upon active connections. During the current year, the District incurred costs of \$218,364 related to the agreement.

### **Note 9. Regional Water Authority**

The District is within the boundaries of the West Harris County Regional Water Authority (Authority), which was created by the Texas Legislature. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of May 31, 2025, the Authority was billing the District \$3.95 per 1,000 gallons of water pumped from its wells and \$4.35 per 1,000 gallons of surface water supplied. These amounts are subject to future increases.

### **Note 10. Strategic Partnership Agreement**

Effective July 11, 2006, the District and the City of Houston (City) entered into a Strategic Partnership Agreement (Agreement) under which the City annexed certain tracts of land (tracts) within the boundaries of the District for limited purposes. The District continues to exercise all powers and functions of a municipal utility district as provided by law. As consideration for the District providing services as detailed in the Agreement, the City agrees to remit one-half of all sales and use tax revenues generated within the boundaries of the tracts. As consideration for the sales tax payments by the City, the District agrees to continue to provide and develop water, sewer, and drainage services within the District in lieu of full-purpose annexation. The City agrees it will not annex the District for full purposes or commence any action to annex the District during the term of the Agreement, which is 30 years. During the current year, the District recorded \$96,875 in revenues related to the Agreement.

### **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. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts in the past three fiscal years.

**Note 12. Due From Other District**

The District entered into a service and taxation agreement on December 21, 2005, and later amended on April 26, 2006, with West Harris County Municipal Utility District No. 14 (District No. 14), whereby District No. 14 was to reimburse the District for facilities constructed within the boundary lines of District No. 14. The agreement states the District will be reimbursed \$116,122 in 24 equal installments of \$4,644 and a final installment of \$4,666 with the first payment due June 1, 2006 and each subsequent payment due on June 1 each year until paid in full. As of May 31, 2025, the remaining balance due to the District from District No. 14 was \$27,876.

***Required Supplementary Information***

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Budgetary Comparison Schedule – General Fund**  
**Year Ended May 31, 2025**

	<u>Original Budget</u>	<u>Final Amended Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>				
Property taxes	\$ 2,356,228	\$ 2,324,800	\$ 2,331,652	\$ 6,852
City of Houston rebates	100,000	100,000	94,401	(5,599)
Water service	1,634,545	1,634,545	1,489,082	(145,463)
Sewer service	1,475,710	1,503,375	1,553,532	50,157
Regional water fee	2,849,192	2,849,192	2,421,801	(427,391)
Penalty and interest	76,520	76,520	72,405	(4,115)
Tap connection and inspection fees	80,945	80,945	72,947	(7,998)
Investment income	635,910	635,910	594,333	(41,577)
Other income	4,644	4,644	-	(4,644)
<b>Total Revenues</b>	<u>9,213,694</u>	<u>9,209,931</u>	<u>8,630,153</u>	<u>(579,778)</u>
<b>Expenditures</b>				
Service operations				
Purchased services	2,170,985	2,170,985	2,211,403	(40,418)
Regional water fee	961,150	961,150	557,214	403,936
Professional fees	325,700	325,700	271,151	54,549
Contracted services	1,641,630	1,853,255	1,800,167	53,088
Utilities	238,980	238,980	189,209	49,771
Repairs and maintenance	2,022,710	2,022,710	2,179,946	(157,236)
Other expenditures	222,602	217,925	206,589	11,336
Tap connections	7,000	7,000	-	7,000
Capital outlay	4,177,000	1,290,000	2,371,166	(1,081,166)
<b>Total Expenditures</b>	<u>11,767,757</u>	<u>9,087,705</u>	<u>9,786,845</u>	<u>(699,140)</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	(2,554,063)	122,226	(1,156,692)	(1,278,918)
<b>Fund Balance, Beginning of Year</b>	<u>12,314,325</u>	<u>12,314,325</u>	<u>12,314,325</u>	<u>-</u>
<b>Fund Balance, End of Year</b>	<u>\$ 9,760,262</u>	<u>\$ 12,436,551</u>	<u>\$ 11,157,633</u>	<u>\$ (1,278,918)</u>

***Budgets and Budgetary Accounting***

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

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

***Supplementary Information***

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Other Schedules Included Within This Report**  
**May 31, 2025**

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

- [X] Notes Required by the Water District Accounting Manual  
See "Notes to Financial Statements," Pages 11–22
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-Term Debt Service Requirements by Years
- [X] Changes in Long-Term Bonded Debt
- [X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund –  
Five Years
- [X] Board Members, Key Personnel, and Consultants

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Schedule of Services and Rates**  
**Year Ended May 31, 2025**

1. Services provided by the District

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

2. Retail service providers

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

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate Per 1,000 Gallons Over Minimum</u>	<u>Usage Levels</u>
Water:	\$ 19.00	5,000	N	\$ 1.50 \$ 1.75 \$ 2.00 \$ 2.25	5,001 to 10,000 10,001 to 20,000 20,001 to 30,000 30,001 to No Limit
Wastewater:	\$ 30.14	-	Y		
Regional water fee:	\$ 4.79	1	N	\$ 4.79	1,001 to No Limit

Does the District employ winter averaging for wastewater usage?

Yes  No

Total charges per 10,000 gallons usage (including fees):      Water \$ 74.35      Wastewater \$ 30.14

b. Water and wastewater retail connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC*</u>
Unmetered	-	-	x1.0	-
≤ 3/4"	3,926	3,903	x1.0	3,903
1"	487	485	x2.5	1,213
1 1/2"	15	15	x5.0	75
2"	45	44	x8.0	352
3"	2	2	x15.0	30
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	4	4	x80.0	320
10"	-	-	x115.0	-
Total water	4,479	4,453		5,893
Total wastewater	4,417	4,392	x1.0	4,392

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

Gallons pumped into the system:	566,481
Gallons billed to customers:	517,263
Water accountability ratio (gallons billed/gallons pumped):	91.31%

\*"ESFC" means equivalent single-family connections

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Schedule of General Fund Expenditures**  
**Year Ended May 31, 2025**

<b>Personnel (including benefits)</b>		\$ -
<b>Professional Fees</b>		
Auditing	\$ 26,000	
Legal	148,097	
Engineering	97,054	
Financial advisor	-	271,151
<b>Purchased Services for Resale</b>		
Bulk water and wastewater service purchases		2,211,403
<b>Regional Water Fee</b>		557,214
<b>Contracted Services</b>		
Bookkeeping	44,523	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	241,085	
Other contracted services	317,236	602,844
<b>Utilities</b>		189,209
<b>Repairs and Maintenance</b>		2,179,946
<b>Administrative Expenditures</b>		
Directors' fees	17,680	
Office supplies	-	
Insurance	56,139	
Other administrative expenditures	132,770	206,589
<b>Capital Outlay</b>		
Capitalized assets	1,414,381	
Expenditures not capitalized	956,785	2,371,166
<b>Tap Connection Expenditures</b>		-
<b>Solid Waste Disposal</b>		1,197,323
<b>Fire Fighting</b>		-
<b>Parks and Recreation</b>		-
<b>Other Expenditures</b>		-
<b>Total Expenditures</b>		<u>\$ 9,786,845</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Schedule of Temporary Investments**  
**May 31, 2025**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Face Amount</u>	<u>Accrued Interest Receivable</u>
<b>General Fund</b>				
Certificate of Deposit				
No. 9009003916	4.15%	10/22/25	\$ 240,000	\$ 1,064
Texas CLASS	4.42%	Demand	<u>12,419,103</u>	<u>-</u>
			<u>12,659,103</u>	<u>1,064</u>
<b>Debt Service Fund</b>				
Certificates of Deposit				
No. 3300000044	4.25%	06/20/25	240,000	3,382
No. 9009003955	4.45%	06/20/25	240,000	3,580
No. 6550107687	4.25%	12/20/25	240,000	7,155
Texas CLASS	4.42%	Demand	<u>6,595,026</u>	<u>-</u>
			<u>7,315,026</u>	<u>14,117</u>
<b>Totals</b>			<u><u>\$ 19,974,129</u></u>	<u><u>\$ 15,181</u></u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Analysis of Taxes Levied and Receivable**  
**Year Ended May 31, 2025**

	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>
<b>Receivable, Beginning of Year</b>	\$ 55,353	\$ 113,067
Additions and corrections to prior years' taxes	(13,545)	(23,092)
<b>Adjusted Receivable, Beginning of Year</b>	<u>41,808</u>	<u>89,975</u>
<b>2024 Original Tax Levy</b>	2,279,392	3,744,716
Additions and corrections	70,884	116,453
Adjusted tax levy	<u>2,350,276</u>	<u>3,861,169</u>
<b>Total to Be Accounted for</b>	2,392,084	3,951,144
Tax collections: Current year	(2,313,492)	(3,800,737)
Prior years	(18,160)	(27,895)
<b>Receivable, End of Year</b>	<u>\$ 60,432</u>	<u>\$ 122,512</u>
<b>Receivable, by Years</b>		
2024	\$ 36,784	\$ 60,432
2023	5,616	8,986
2022	4,361	8,140
2021	2,391	5,101
2020	2,821	6,581
2019	1,824	4,653
2018	1,132	3,532
2017	633	3,165
2016	516	3,023
2015	468	3,010
2014	733	2,747
2013	1,271	2,238
2012	521	2,867
2011	553	3,141
2010	272	1,532
2009	126	701
2008	132	748
2007	126	727
2005	152	1,188
<b>Receivable, End of Year</b>	<u>\$ 60,432</u>	<u>\$ 122,512</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Analysis of Taxes Levied and Receivable**  
**Year Ended May 31, 2025**

**(Continued)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Property Valuations</b>				
Land	\$ 365,391,897	\$ 364,533,794	\$ 281,564,823	\$ 281,535,326
Improvements	1,345,947,830	1,262,969,697	1,162,734,479	1,002,504,134
Personal property	32,987,970	29,557,015	31,861,028	23,126,609
Exemptions	<u>(65,558,921)</u>	<u>(56,157,168)</u>	<u>(42,503,179)</u>	<u>(36,217,421)</u>
<b>Total Property Valuations</b>	<u>\$ 1,678,768,776</u>	<u>\$ 1,600,903,338</u>	<u>\$ 1,433,657,151</u>	<u>\$ 1,270,948,648</u>
<b>Tax Rates Per \$100 Valuation</b>				
Debt service tax rates	\$ 0.2300	\$ 0.2400	\$ 0.2800	\$ 0.3200
Maintenance tax rates*	<u>0.1400</u>	<u>0.1500</u>	<u>0.1500</u>	<u>0.1500</u>
<b>Total Tax Rates Per \$100 Valuation</b>	<u>\$ 0.3700</u>	<u>\$ 0.3900</u>	<u>\$ 0.4300</u>	<u>\$ 0.4700</u>
<b>Tax Levy</b>	<u>\$ 6,211,445</u>	<u>\$ 6,243,523</u>	<u>\$ 6,164,726</u>	<u>\$ 5,973,459</u>
<b>Percent of Taxes Collected to Taxes Levied**</b>	<u>98%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

\*Maximum tax rate approved by voters: \$1.00 on January 17, 1987

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

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Schedule of Long-Term Debt Service Requirements by Years**  
**May 31, 2025**

<u>Due During Fiscal Years Ending May 31</u>	<u>Refunding Series 2015</u>		
	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 30,000	\$ 187,188	\$ 217,188
2027	165,000	184,018	349,018
2028	165,000	178,656	343,656
2029	1,795,000	149,050	1,944,050
2030	1,865,000	94,150	1,959,150
2031	1,920,000	36,175	1,956,175
2032	90,000	4,712	94,712
2033	100,000	1,625	101,625
Totals	<u>\$ 6,130,000</u>	<u>\$ 835,574</u>	<u>\$ 6,965,574</u>

Remington Municipal Utility District No. 1, of Harris County, Texas  
 Schedule of Long-Term Debt Service Requirements by Years  
 May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2017		Total
	Principal Due September 1	Interest Due September 1, March 1	
2026	\$ 315,000	\$ 31,700	\$ 346,700
2027	315,000	19,100	334,100
2028	320,000	6,400	326,400
Totals	\$ 950,000	\$ 57,200	\$ 1,007,200

Remington Municipal Utility District No. 1, of Harris County, Texas  
 Schedule of Long-Term Debt Service Requirements by Years  
 May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2019		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 1,280,000	\$ 432,750	\$ 1,712,750
2027	1,315,000	393,825	1,708,825
2028	1,350,000	353,850	1,703,850
2029	1,370,000	313,050	1,683,050
2030	1,405,000	271,425	1,676,425
2031	1,440,000	228,750	1,668,750
2032	3,400,000	156,150	3,556,150
2033	3,505,000	52,575	3,557,575
Totals	\$ 15,065,000	\$ 2,202,375	\$ 17,267,375

Remington Municipal Utility District No. 1, of Harris County, Texas  
 Schedule of Long-Term Debt Service Requirements by Years  
 May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2020		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 565,000	\$ 98,900	\$ 663,900
2027	585,000	81,750	666,750
2028	595,000	69,950	664,950
2029	615,000	57,850	672,850
2030	620,000	45,500	665,500
2031	640,000	32,900	672,900
2032	655,000	19,950	674,950
2033	670,000	6,700	676,700
Totals	\$ 4,945,000	\$ 413,500	\$ 5,358,500

Remington Municipal Utility District No. 1, of Harris County, Texas  
 Schedule of Long-Term Debt Service Requirements by Years  
 May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2021		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 1,110,000	\$ 57,950	\$ 1,167,950
2027	1,025,000	25,925	1,050,925
2028	1,055,000	5,275	1,060,275
Totals	\$ 3,190,000	\$ 89,150	\$ 3,279,150

Remington Municipal Utility District No. 1, of Harris County, Texas  
 Schedule of Long-Term Debt Service Requirements by Years  
 May 31, 2025

(Continued)

<u>Due During Fiscal Years Ending May 31</u>	<u>Annual Requirements For All Series</u>		
	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total Principal and Interest Due</u>
2026	\$ 3,300,000	\$ 808,488	\$ 4,108,488
2027	3,405,000	704,618	4,109,618
2028	3,485,000	614,131	4,099,131
2029	3,780,000	519,950	4,299,950
2030	3,890,000	411,075	4,301,075
2031	4,000,000	297,825	4,297,825
2032	4,145,000	180,812	4,325,812
2033	4,275,000	60,900	4,335,900
Totals	<u>\$ 30,280,000</u>	<u>\$ 3,597,799</u>	<u>\$ 33,877,799</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Changes in Long-Term Bonded Debt**  
**Year Ended May 31, 2025**

	<b>Bond</b>		
	<b>Refunding Series 2015</b>	<b>Refunding Series 2017</b>	<b>Refunding Series 2019</b>
Interest rates	2.00% to 3.50%	2.00% to 4.00%	3.00%
Dates interest payable	September 1/ March 1	September 1/ March 1	September 1/ March 1
Maturity dates	September 1, 2025/2032	September 1, 2025/2027	September 1, 2025/2032
Bonds outstanding, beginning of current year	\$ 6,625,000	\$ 1,655,000	\$ 15,910,000
Retirements, principal	495,000	705,000	845,000
Bonds outstanding, end of current year	<u>\$ 6,130,000</u>	<u>\$ 950,000</u>	<u>\$ 15,065,000</u>
Interest paid during current year	<u>\$ 196,338</u>	<u>\$ 52,100</u>	<u>\$ 464,625</u>
Paying agent's name and address			
<b>Series 2015</b>	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
<b>Series 2017</b>	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
<b>Series 2019</b>	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
<b>Series 2020</b>	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
<b>Series 2021</b>	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas		
Bond authority			
	<b>Tax Bonds</b>	<b>Other Bonds</b>	<b>Refunding Bonds</b>
Amount authorized by voters	\$ 163,000,000	\$ -	\$ 124,000,000
Amount issued	\$ 69,850,000	\$ -	\$ 5,906,079 *
Remaining to be issued	<u>\$ 93,150,000</u>	<u>\$ -</u>	<u>\$ 118,093,921</u>
Debt service fund cash and temporary investment balances as of May 31, 2025:			<u>\$ 7,636,762</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:			<u>\$ 4,234,725</u>

\*The District has issued \$111,210,000 of refunding bonds; however, of such amount, \$5,906,079 has been applied to the voter-authorized bonds and the remaining \$105,303,921 has been issued pursuant to Chapter 1207 of the Texas Government Code.

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**Issues**

<u>Refunding Series 2020</u>	<u>Refunding Series 2021</u>	<u>Totals</u>
2.00% to 4.00%	1.00% to 3.00%	
September 1/ March 1	September 1/ March 1	
September 1, 2025/2032	September 1, 2025/2027	
\$ 5,485,000	\$ 3,790,000	\$ 33,465,000
<u>540,000</u>	<u>600,000</u>	<u>3,185,000</u>
<u>\$ 4,945,000</u>	<u>\$ 3,190,000</u>	<u>\$ 30,280,000</u>
<u>\$ 121,000</u>	<u>\$ 83,600</u>	<u>\$ 917,663</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Comparative Schedule of Revenues and Expenditures – General Fund  
Five Years Ended May 31,**

	Amounts				
	2025	2024	2023	2022	2021
<b>General Fund</b>					
<b>Revenues</b>					
Property taxes	\$ 2,331,652	\$ 2,387,708	\$ 2,138,072	\$ 1,890,140	\$ 1,790,468
City of Houston rebates	94,401	99,264	84,194	80,614	92,283
Service to other districts	-	-	-	-	18,155
Water service	1,489,082	1,619,626	1,609,736	1,425,236	1,503,858
Sewer service	1,553,532	1,475,103	1,415,608	1,312,635	1,304,603
Regional water fee	2,421,801	2,777,697	2,605,152	1,865,273	1,949,670
Penalty and interest	72,405	76,987	73,432	82,364	102,869
Tap connection and inspection fees	72,947	68,297	67,739	93,472	18,694
Investment income	594,333	637,114	343,813	21,201	49,098
Other income	-	663,138	13,942	127,353	8,408
<b>Total Revenues</b>	<b>8,630,153</b>	<b>9,804,934</b>	<b>8,351,688</b>	<b>6,898,288</b>	<b>6,838,106</b>
<b>Expenditures</b>					
Service operations					
Purchased services	2,211,403	2,430,119	2,360,440	2,122,488	2,041,495
Regional water fee	557,214	795,348	436,524	147,598	366,747
Professional fees	271,151	340,728	212,557	219,946	200,347
Contracted services	1,800,167	1,750,089	1,612,581	1,404,027	1,241,970
Utilities	189,209	232,619	197,564	183,829	204,614
Repairs and maintenance	2,179,946	1,910,697	1,618,914	1,431,780	1,410,060
Other expenditures	206,589	152,732	137,815	112,815	92,728
Tap connections	-	-	6,570	-	4,999
Capital outlay	2,371,166	946,158	176,171	570,229	379,548
<b>Total Expenditures</b>	<b>9,786,845</b>	<b>8,558,490</b>	<b>6,759,136</b>	<b>6,192,712</b>	<b>5,942,508</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>(1,156,692)</b>	<b>1,246,444</b>	<b>1,592,552</b>	<b>705,576</b>	<b>895,598</b>
<b>Fund Balance, Beginning of Year</b>	<b>12,314,325</b>	<b>11,067,881</b>	<b>9,475,329</b>	<b>8,769,753</b>	<b>7,874,155</b>
<b>Fund Balance, End of Year</b>	<b>\$ 11,157,633</b>	<b>\$ 12,314,325</b>	<b>\$ 11,067,881</b>	<b>\$ 9,475,329</b>	<b>\$ 8,769,753</b>
<b>Total Active Retail Water Connections</b>	<b>4,453</b>	<b>4,454</b>	<b>4,469</b>	<b>4,465</b>	<b>4,459</b>
<b>Total Active Retail Wastewater Connections</b>	<b>4,392</b>	<b>4,393</b>	<b>4,408</b>	<b>4,403</b>	<b>4,397</b>

**Percent of Fund Total Revenues**

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
27.0 %	24.4 %	25.6 %	27.4 %	26.2 %
1.1	1.0	1.0	1.2	1.3
-	-	-	-	0.3
17.3	16.5	19.3	20.7	22.0
18.0	15.0	16.9	19.0	19.1
28.1	28.3	31.2	27.0	28.5
0.8	0.8	0.9	1.2	1.5
0.8	0.7	0.8	1.4	0.3
6.9	6.5	4.1	0.3	0.7
-	6.8	0.2	1.8	0.1
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
25.6	24.8	28.3	30.8	29.8
6.5	8.1	5.2	2.1	5.4
3.1	3.5	2.5	3.2	2.9
20.9	17.8	19.3	20.4	18.2
2.2	2.4	2.4	2.7	3.0
25.2	19.5	19.4	20.7	20.6
2.4	1.6	1.6	1.6	1.4
-	-	0.1	-	0.1
27.5	9.6	2.1	8.3	5.5
<u>113.4</u>	<u>87.3</u>	<u>80.9</u>	<u>89.8</u>	<u>86.9</u>
<u>(13.4) %</u>	<u>12.7 %</u>	<u>19.1 %</u>	<u>10.2 %</u>	<u>13.1 %</u>

**Remington Municipal Utility District No. 1, of Harris County, Texas**  
**Comparative Schedule of Revenues and Expenditures – Debt Service Fund**  
**Five Years Ended May 31,**

	Amounts				
	2025	2024	2023	2022	2021
<b>Debt Service Fund</b>					
<b>Revenues</b>					
Property taxes	\$ 3,828,632	\$ 3,827,008	\$ 3,996,644	\$ 4,034,169	\$ 4,185,844
Penalty and interest	40,810	46,318	43,910	37,299	52,247
Investment income	269,332	295,339	179,392	15,316	26,620
Other income	-	-	-	-	115
<b>Total Revenues</b>	<u>4,138,774</u>	<u>4,168,665</u>	<u>4,219,946</u>	<u>4,086,784</u>	<u>4,264,826</u>
<b>Expenditures</b>					
Current					
Professional fees	13,688	12,078	10,260	8,748	16,508
Contracted services	105,021	104,995	101,810	102,307	98,722
Other expenditures	21,657	14,082	13,708	25,702	15,312
Debt service					
Principal retirement	3,185,000	3,100,000	3,000,000	2,940,000	2,860,000
Interest and fees	922,613	1,025,475	1,128,050	1,168,841	1,309,060
Debt defeasance	-	-	-	8,000	11,000
Debt issuance costs	-	-	-	204,999	268,553
<b>Total Expenditures</b>	<u>4,247,979</u>	<u>4,256,630</u>	<u>4,253,828</u>	<u>4,458,597</u>	<u>4,579,155</u>
<b>Deficiency of Revenues Over Expenditures</b>	<u>(109,205)</u>	<u>(87,965)</u>	<u>(33,882)</u>	<u>(371,813)</u>	<u>(314,329)</u>
<b>Other Financing Sources (Uses)</b>					
General obligation bonds issued	-	-	-	5,015,000	7,050,000
Premium on debt issued	-	-	-	279,184	311,456
Payments to escrow agent	-	-	-	(5,081,649)	(7,088,062)
<b>Total Other Financing Sources</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>212,535</u>	<u>273,394</u>
<b>Deficiency of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses</b>	<u>(109,205)</u>	<u>(87,965)</u>	<u>(33,882)</u>	<u>(159,278)</u>	<u>(40,935)</u>
<b>Fund Balance, Beginning of Year</b>	<u>7,588,758</u>	<u>7,676,723</u>	<u>7,710,605</u>	<u>7,869,883</u>	<u>7,910,818</u>
<b>Fund Balance, End of Year</b>	<u>\$ 7,479,553</u>	<u>\$ 7,588,758</u>	<u>\$ 7,676,723</u>	<u>\$ 7,710,605</u>	<u>\$ 7,869,883</u>

**Percent of Fund Total Revenues**

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
92.5 %	91.8 %	94.7 %	98.7 %	98.2 %
1.0	1.1	1.0	0.9	1.2
6.5	7.1	4.3	0.4	0.6
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0</u>
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.3	0.3	0.3	0.2	0.4
2.5	2.5	2.4	2.5	2.3
0.5	0.3	0.3	0.6	0.4
77.0	74.4	71.1	72.0	67.1
22.3	24.6	26.7	28.6	30.7
-	-	-	0.2	0.2
<u>-</u>	<u>-</u>	<u>-</u>	<u>5.0</u>	<u>6.3</u>
<u>102.6</u>	<u>102.1</u>	<u>100.8</u>	<u>109.1</u>	<u>107.4</u>
<u><u>(2.6) %</u></u>	<u><u>(2.1) %</u></u>	<u><u>(0.8) %</u></u>	<u><u>(9.1) %</u></u>	<u><u>(7.4) %</u></u>

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Board Members, Key Personnel, and Consultants  
Year Ended May 31, 2025**

Complete District mailing address:	Remington Municipal Utility District No. 1, of Harris County, Texas c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 2400 Houston, TX 77056
District business telephone number:	713.623.4531
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	May 22, 2024
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

<u>Board Members</u>	<u>Term of Office Elected &amp; Expires</u>	<u>Fees*</u>	<u>Expense Reimbursements</u>	<u>Title at Year-End</u>
Timothy B. Hardin	Elected 05/24– 05/28	\$ 3,978	\$ -	President
Larry Connelly	Elected 05/22– 05/26	3,094	-	Vice President
Michael Cook	Elected 05/24– 05/28	4,199	20	Secretary
Richard Cannon	Elected 05/22– 05/26	3,094	-	Assistant Secretary
Aaron Rud	Elected 05/24– 05/28	3,315	1,152	Assistant Secretary

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

**Remington Municipal Utility District No. 1, of Harris County, Texas  
Board Members, Key Personnel, and Consultants  
Year Ended May 31, 2025**

**(Continued)**

<b>Consultants</b>	<b>Date Hired</b>	<b>Fees and Expense Reimbursements</b>	<b>Title</b>
B&A Municipal Tax Service, LLC	10/26/11	\$ 74,661	Tax Assessor/ Collector
Forvis Mazars, LLP	09/22/99	29,000	Auditor
Harris Central Appraisal District	Legislative Action	48,467	Appraiser
Inframark, LLC	12/10/86	1,982,858	Operator
L & S District Services, LLC	12/22/21	44,804	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	02/28/01	13,688	Delinquent Tax Attorney
Rathmann & Associates, L.P.	04/23/03	-	Financial Advisor
Sander Engineering Corporation	12/10/86	371,149	Engineer
Schwartz, Page & Harding, L.L.P.	12/10/86	147,574	General Counsel
<b>Investment Officers</b>			
Debra Loggins and Tiffany Loggins	01/26/22	N/A	Bookkeepers





