

OFFICIAL STATEMENT DATED OCTOBER 23, 2025

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

THE BONDS HAVE NOT BEEN DESIGNATED “QUALIFIED TAX-EXEMPT OBLIGATIONS” FOR FINANCIAL INSTITUTIONS.

NEW ISSUE-Book-Entry-Only

Insured Ratings (AG): S&P “AA” (stable outlook)
Moody’s “A1” (stable outlook)
Underlying Rating: Moody’s “Baa2”
See “MUNICIPAL BOND RATING” and “MUNICIPAL BOND INSURANCE” herein.

\$9,180,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
(A political subdivision of the State of Texas located within Harris County)
UNLIMITED TAX BONDS
SERIES 2025A

The bonds described above (the “Bonds”) are obligations solely of Harris County Municipal Utility District No. 558 (the “District”) and are not obligations of the State of Texas, Harris County, the City of Houston, or any entity other than 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 against all taxable property within the District. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. See “INVESTMENT CONSIDERATIONS.”

Dated Date: November 1, 2025

Due: March 1, as shown below

Interest Accrual Date: Date of Delivery

Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A., Houston, Texas (the “Paying Agent/Registrar”) upon surrender of the Bonds for payment. Interest on the Bonds accrues from the initial date of delivery (expected on or about November 20, 2025) (the “Date of Delivery”), and is payable each March 1 and September 1, commencing March 1, 2026, until maturity or prior redemption. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity, as shown below.

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



The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by Assured Guaranty Inc. (“AG” or the “Insurer”).

MATURITY SCHEDULE

Principal Amount	Maturity (March 1)	CUSIP Number(b)	Interest Rate	Initial Reoffering Yield(c)	Principal Amount	Maturity (March 1)	CUSIP Number(b)	Interest Rate	Initial Reoffering Yield(c)
\$ 370,000	2027	41429T LG6	6.500 %	3.00 %	\$ 370,000	2033 (a)	41429T LN1	4.000 %	3.40 %
370,000	2028	41429T LH4	6.500	3.00	370,000	2034 (a)	41429T LP6	4.000	3.50
370,000	2029	41429T LJ0	6.500	3.00	370,000	2035 (a)	41429T LQ4	4.000	3.65
370,000	2030	41429T LK7	6.500	3.10	370,000	2036 (a)	41429T LR2	4.000	3.80
370,000	2031	41429T LL5	6.125	3.20	***	***	***	***	***
370,000	2032	41429T LM3	6.000	3.30	365,000	2039 (a)	41429T LU5	4.000	4.15

\$ 735,000 Term Bonds due March 1, 2038 (a), 41429T LT8 (b), 4.00% Interest Rate, 4.00% Yield (c)

\$1,095,000 Term Bonds due March 1, 2042 (a), 41429T LX9 (b), 4.00% Interest Rate, 4.55% Yield (c)

\$1,095,000 Term Bonds due March 1, 2045 (a), 41429T MA8 (b), 4.00% Interest Rate, 4.70% Yield (c)

\$1,095,000 Term Bonds due March 1, 2048 (a), 41429T MD2 (b), 4.00% Interest Rate, 4.80% Yield (c)

\$1,095,000 Term Bonds due March 1, 2051 (a), 41429T MG5 (b), 4.00% Interest Rate, 4.85% Yield (c)

- (a) Bonds maturing on or after March 1, 2033, are subject to redemption at the option of the District prior to their maturity dates in whole, or from time to time in part, on March 1, 2032, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent Interest Payment Date (as herein defined) to the date fixed for redemption. The Term Bonds (as defined herein) are also subject to mandatory sinking fund redemption as more fully described herein. See “THE BONDS—Redemption Provisions.”
- (b) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Underwriter (as herein defined) shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.
- (c) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Underwriter (as defined herein) for offers to the public and which subsequently may be changed.

The Bonds are offered by the Underwriter subject to prior sale, when, as and if issued by the District and accepted by the Underwriter, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. See “LEGAL MATTERS.” Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about November 20, 2025.

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

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

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

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

Assured Guaranty Inc. ("AG" or the "Insurer") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, the Insurer has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this OFFICIAL STATEMENT or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding the Insurer supplied by the Insurer and presented under the heading "MUNICIPAL BOND INSURANCE" and "APPENDIX B—Specimen Municipal Bond Insurance Policy."

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net effective interest rate, which bid was tendered by SAMCO Capital Markets, Inc. (the "Underwriter") bearing the interest rates shown on the cover page hereof, at a price of 97.0006% of the par value thereof, which resulted in a net effective interest rate of 4.383622%, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended (the IBA method).

Prices and Marketability

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

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

Securities Laws

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

OFFICIAL STATEMENT SUMMARY

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

THE DISTRICT

Description...

Harris County Municipal Utility District No. 558 (the “District”), a political subdivision of the State of Texas, was created by the Texas Commission on Environmental Quality (“TCEQ”) on February 11, 2019, and operates under Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, and other statutes of Texas applicable to municipal utility districts. The District currently contains approximately 681 acres of land within its boundaries. See “THE DISTRICT.”

Location...

The District is located in Harris County approximately 35 miles northwest of the City of Houston downtown central business district. The District consists of two non-contiguous tracts totaling approximately 681 acres. The approximately 442 acre tract is located south of Waller-Tomball Road, immediately east of Mueschke Road and immediately north of Texas State Highway 99 (the Grand Parkway). The approximately 239 acre tract is located immediately south of Waller-Tomball Road, west of Mueschke Road and north of Texas State Highway 99 (the Grand Parkway). The District lies entirely within the extraterritorial jurisdiction of the City of Houston. The approximately 442 acre tract is located within the Tomball Independent School District and the approximately 239 acre tract is located within the Waller Independent School District. See “THE DISTRICT” and “AERIAL LOCATION MAP.”

The Developers...

GP 344 Ltd., a Texas limited partnership (“GP 344”), and Beazer Homes Texas, L.P., a Delaware limited partnership (“Beazer Homes”), have entered into a joint development agreement (the “GP 344 and Beazer Homes Development Agreement”) for the purpose of acquiring approximately 442 acres within the District and developing such land. Pursuant to the GP 344 and Beazer Homes Development Agreement, GP 344 and Beazer Homes each retain a fifty percent (50%) undivided interest in the portion of such approximate 442 acres not yet sold to builders or ultimate users. GP 344 and Beazer Homes have completed the construction of 1,288 single-family residential lots on approximately 310 acres in Amira, Sections One through Eighteen, Section Twenty-Five and Section Twenty-Six. GP 344 and Beazer Homes do not own any additional developable land in the District.

JDS FM 2920 LLC, a Texas limited liability company (“JDS”), and M/I Homes of Houston, LLC, a Delaware limited liability company (“M/I Homes”) have entered into a common infrastructure development and cost sharing agreement (the “JDS and M/I Homes Development Agreement”) for the purpose of acquiring approximately 239 acres within the District and developing the common infrastructure needed to develop finished lots on such acreage. Pursuant to the JDS and M/I Homes Development Agreement, JDS and M/I Homes each contribute approximately 50% of the common infrastructure costs as well as 100% of the cost of the infrastructure for their internal sections. JDS has completed the construction of 213 single-family residential lots on approximately 47 acres in Sorella, Sections One and Five. JDS does not own any additional developable land in the District. M/I Homes has completed the construction of 445 single-family residential lots on approximately 117 acres in Sorella, Sections Two through Four and Section Six through Eight and continues to own approximately 29 acres of developable land in the District. See “THE DEVELOPERS.”

GP 344, Beazer Homes, JDS and M/I Homes are collectively referred to herein as the “Developers.”

Status of Development...

The District is currently being developed as the single-family residential communities of Amira and Sorella. Construction of water distribution, wastewater collection, storm drainage and paving facilities has been completed to serve 1,288 single-family residential lots on approximately 310 acres in Amira, Sections One through Eighteen, Section Twenty-Five and Section Twenty-Six and 658 single-family residential lots on approximately 164 acres in Sorella, Sections One through Eight. As of September 25, 2025, 1,315 homes were completed (1,313 occupied), 154 new homes were under construction or in a builder's name, and 477 developed lots were available for home construction in the District.

The Resort at Amira, a recreation and activity center available to residents in Amira, has been constructed on approximately 4 acres within the District and includes a 7,000-square-foot clubhouse with a fitness room, children's reading nook, kitchen, swimming pool and a yoga studio. The La Piazza Pavilion, a recreation and activity center available to residents in Sorella, has been constructed on approximately 3 acres within the District and includes an open air-pavilion, swimming pool, playground, event lawn and walking trails around the community pond. Community facilities within the District also include an additional event lawn, a playground and a dog park. Ponds, lakes and channels throughout the District have landscaped walking paths and sitting areas.

The remainder of the District consists of approximately 29 acres of developable but undeveloped land and approximately 171 acres of undevelopable land (utility sites, detention, drainage facilities and easements). See "THE DISTRICT—Land Use" and "—Status of Development."

Builders...

Perry Homes and Beazer Homes are currently building homes in Amira. M/I Homes, Beazer Homes and HistoryMaker Homes are currently building homes in Sorella. According to the Developers, sales prices for new homes within Amira range from approximately \$360,000 to over \$680,000 and within Sorella range from approximately \$276,000 to over \$770,000. See "THE DEVELOPERS."

Payment Record...

The District has previously issued \$48,600,000 principal amount of unlimited tax bonds for water, sewer and drainage purposes in six series and \$21,920,000 principal amount of unlimited tax bonds for road purposes in four series, \$66,080,000 principal amount of which collectively remains outstanding as of the date hereof (the "Outstanding Bonds"). See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds." The Bonds are the District's seventh issuance of unlimited tax bonds for water, sewer and drainage facilities. The District capitalized \$106,875 of interest from proceeds of the Series 2025 Bonds in May 2025 and will capitalize twelve (12) months of interest from Bond proceeds for payment of principal and interest on the Bonds. The District has never defaulted on its debt service obligations. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

THE BONDS

Description...

The \$9,180,000 Harris County Municipal Utility District No. 558 Unlimited Tax Bonds, Series 2025A (the "Bonds") are being issued pursuant to a resolution authorizing the issuance of the Bonds (the "Bond Resolution") adopted by the District's Board of Directors (the "Board") and are authorized pursuant to an election held within the District. The Bonds will be issued as fully registered bonds and are scheduled to mature on March 1 in each of the years 2027 through 2036, both inclusive, and 2039, and as term bonds maturing on March 1 in each of the years 2038, 2042, 2045, 2048, and 2051 (the "Term Bonds") and in the principal amounts and paying interest at the rates shown on the cover page hereof. The Bonds will be issued in denominations of \$5,000 or integral multiples of \$5,000. The Bonds are dated November 1, 2025 and interest on the Bonds accrues from the Date of Delivery, and is payable March 1, 2026, and each September 1 and March 1 thereafter, until the earlier of stated maturity or redemption. See "THE BONDS."

Book-Entry-Only System...

The Depository Trust Company (defined as "DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See "BOOK-ENTRY-ONLY SYSTEM."

<i>Redemption...</i>	Bonds maturing on or after March 1, 2033, are subject to redemption in whole, or from time to time in part, at the option of the District prior to their maturity dates on March 1, 2032, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption as more fully described herein. See “THE BONDS—Redemption Provisions.”
<i>Use of Proceeds...</i>	Proceeds of the Bonds will be used to pay for the items shown herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” including to pay interest on funds advanced by certain of the Developers on behalf of the District, to capitalize twelve (12) months of interest on the Bonds, and to pay engineering fees, administrative costs, and certain other costs related to the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
<i>Authority for Issuance...</i>	The Bonds are the seventh series of bonds issued out of an aggregate of \$205,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of acquiring or constructing water, sewer and drainage facilities and for the further purpose of refunding such bonds. The Bonds are issued by the District pursuant to an election held within the District, an order of the TCEQ, the terms and conditions of the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas. See “THE BONDS—Authority for Issuance” and “—Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS—Future Debt.”
<i>Source of Payment...</i>	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the City of Houston, Harris County, the State of Texas or any entity other than the District. See “THE BONDS—Source of Payment.”
<i>Municipal Bond Rating and Municipal Bond Insurance...</i>	S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC, (“S&P”) has assigned a municipal bond insured rating of “AA” (stable outlook) and Moody’s Investors Service, Inc. (“Moody’s”) is expected to assign a municipal bond insured rating of “A1” (stable outlook), respectively, to this issue of the Bonds with the understanding that, upon issuance and delivery of the Bonds, a municipal bond insurance policy ensuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Inc. (“AG” or the “Insurer”). Moody’s has also assigned an underlying rating of “Baa2” to the Bonds. An explanation of the ratings may be obtained from S&P and Moody’s. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance,” “MUNICIPAL BOND RATING,” “MUNICIPAL BOND INSURANCE” and “APPENDIX B.”
<i>Not Qualified Tax-Exempt Obligations...</i>	The Bonds have not been designated “qualified tax-exempt obligations” within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended.
<i>Bond Counsel...</i>	Allen Boone Humphries Robinson LLP, Houston, Texas. See “MANAGEMENT OF THE DISTRICT,” “LEGAL MATTERS,” and “TAX MATTERS.”
<i>Financial Advisor...</i>	Masterson Advisors LLC, Houston, Texas. See “MANAGEMENT OF THE DISTRICT.”
<i>Disclosure Counsel...</i>	McCall, Parkhurst & Horton L.L.P., Houston, Texas.
<i>Paying Agent/Registrar...</i>	The Bank of New York Mellon Trust Company, N.A., Houston, Texas. See “THE BONDS—Method of Payment of Principal and Interest.”

INVESTMENT CONSIDERATIONS

The purchase and ownership of the Bonds are subject to special investment considerations and all prospective purchasers are urged to examine carefully this entire OFFICIAL STATEMENT with respect to the investment security of the Bonds, including particularly the section captioned “INVESTMENT CONSIDERATIONS.”

SELECTED FINANCIAL INFORMATION (UNAUDITED)

2025 Taxable Assessed Valuation.....	\$531,089,347	(a)
Estimated Taxable Assessed Valuation as of August 1, 2025	\$582,960,696	(b)
Gross Direct Debt Outstanding	\$ 75,260,000	(c)
Estimated Overlapping Debt	<u>33,640,565</u>	(d)
Gross Direct Debt and Estimated Overlapping Debt.....	\$108,900,565	
Ratios of Gross Direct Debt to:		
2025 Taxable Assessed Valuation	14.17%	
Estimated Taxable Assessed Valuation as of August 1, 2025	12.91%	
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:		
2025 Taxable Assessed Valuation	20.51%	
Estimated Taxable Assessed Valuation as of August 1, 2025	18.68%	
Debt Service Funds Available:		
Water/Sewer/Drainage Debt Service Funds Available as of September 25, 2025	\$1,611,672	(e)
Road Debt Service Funds Available as of September 25, 2025	66,927	(e)
Capitalized Interest from Bond Proceeds (Twelve Months)	<u>419,463</u>	(f)
Total Debt Service Funds Available	\$2,098,062	
Water/Sewer/Drainage Capital Projects Funds Available as of September 25, 2025.....	\$ 238,122	
Road Capital Projects Funds Available as of September 25, 2025	\$ 10,404	
Operating Funds Available as of September 25, 2025	\$3,421,793	
2024 Debt Service Tax Rate.....	\$0.935	(g)
2024 Maintenance Tax Rate.....	<u>0.275</u>	
2024 Total Tax Rate.....	\$1.210	
Anticipated 2025 Debt Service Tax Rate	\$0.935	
Anticipated 2025 Maintenance Tax Rate	<u>0.305</u>	
Anticipated 2025 Total Tax Rate	\$1.240	(h)
Average Annual Debt Service Requirement (2026-2051).....	\$4,336,987	(i)
Maximum Annual Debt Service Requirement (2027)	\$5,713,635	(i)
Tax Rates Required to Pay Average Annual Debt Service (2026-2051) at a 95% Collection Rate		
2025 Taxable Assessed Valuation	\$0.86	(j)
Based upon Estimated Taxable Assessed Valuation as of August 1, 2025	\$0.79	(j)
Tax Rates Required to Pay Maximum Annual Debt Service (2027) at a 95% Collection Rate		
2025 Taxable Assessed Valuation	\$1.14	(j)
Based upon Estimated Taxable Assessed Valuation as of August 1, 2025	\$1.04	(j)
Status of Development as of September 25, 2025 (k):		
Total Lots Constructed	1,946	
Homes Completed (1,313 Occupied)	1,315	
Homes Under Construction or in a Builder's Name.....	154	
Developed Lots Available for Construction.....	477	
Lots Under Construction	0	
Estimated Population	4,596	(l)

- (a) The 2025 Taxable Assessed Valuation shown herein includes \$484,248,118 of certified value and \$46,841,229 of uncertified value. The uncertified value represents the landowners' opinion of the value; however, such value is subject to change and downward revision prior to certification. No tax will be levied on said uncertified value until it is certified by the Harris Central Appraisal District (the "Appraisal District"). See "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. Such amounts reflect an estimate of the taxable assessed value within the District on August 1, 2025. Increases in value that occur between January 1, 2025, and August 1, 2025, are assessed for purposes of taxation on January 1, 2026. No tax will be levied on such amount until it is certified. See "TAXING PROCEDURES."
- (c) The Outstanding Bonds and the Bonds. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds."
- (d) See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Estimated Overlapping Debt."
- (e) Funds in the Water/Sewer/Drainage Debt Service Fund are available to pay debt service on the bonds issued for water, sewer and drainage facilities, including the Bonds, and are not available to pay debt service on bonds issued for road facilities. Funds in the Road Debt Service Fund are available to pay debt service on bonds issued for road facilities and are not available to pay debt service on the bonds issued for water, sewer and drainage facilities, including the Bonds. See "THE BONDS—Funds."
- (f) The District will capitalize twelve (12) months of interest from the Bond proceeds and deposit such funds in the Water/Sewer/Drainage Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."
- (g) The District adopted a 2024 debt service tax rate of \$0.935 per \$100 of taxable assessed valuation, of which \$0.570 is allocated to Water, Sewer and Drainage Bonds and \$0.365 is allocated to Road Bonds.
- (h) The District authorized publication of a \$1.24 total tax rate for 2025 with \$0.935 allocated to debt service and \$0.305 allocated to maintenance and operations and expects to adopt such tax rate in November 2025. Such rate is subject to change prior to levy. See "TAX DATA—Historical Tax Rate Distribution."
- (i) See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements."
- (j) See "INVESTMENT CONSIDERATIONS—Possible Impact on District Tax Rates" and "TAX DATA—Tax Adequacy for Debt Service."
- (k) See "THE DISTRICT—Land Use" and "—Status of Development."
- (l) Based upon 3.5 persons per occupied single-family residence.

OFFICIAL STATEMENT

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558 *(A political subdivision of the State of Texas located within Harris County)*

\$9,180,000

UNLIMITED TAX BONDS SERIES 2025A

This OFFICIAL STATEMENT provides certain information in connection with the issuance by Harris County Municipal Utility District No. 558 (the “District”) of its \$9,180,000 Unlimited Tax Bonds, Series 2025A (the “Bonds”).

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

This OFFICIAL STATEMENT includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District, and development in the District by GP 344, Ltd., a Texas limited partnership (“GP 344”), Beazer Homes Texas, L.P., a Delaware limited partnership (“Beazer Homes”) JDS FM 2920 LLC, a Texas limited liability company (“JDS”) and M/I Homes of Houston, LLC, a Delaware limited liability company (“M/I Homes”). GP 344, Beazer Homes, JDS and M/I Homes are collectively referred to herein as the “Developers.” See “THE DEVELOPERS.” All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027 upon payment of the costs of duplication therefore.

THE BONDS

Description

The Bonds will be dated November 1, 2025 and will accrue interest from the Date of Delivery, with interest payable each March 1 and September 1, beginning March 1, 2026 (each an “Interest Payment Date”), and will mature on the dates and in the principal amounts and accrue interest at the rates shown on the cover page hereof. The Bonds are issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

Method of Payment of Principal and Interest

In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A., Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America, which, on the date of payment, is legal tender for the payment of debts due the United States of America. In the event the book-entry system is discontinued, principal of the Bonds shall be payable upon presentation and surrender of the Bonds as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Houston, Texas, and interest on each Bond shall be payable by check payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owner of record as of the close of business on the February 15 or August 15 immediately preceding each Interest Payment Date (defined herein as the “Record Date”), to the address of such Registered Owner as shown on the Paying Agent/Registrar’s records (the “Register”) or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

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

Source of Payment

While the Bonds or any part of the principal thereof or interest thereon remains outstanding and unpaid, the District covenants to levy and annually assess and collect in due time, form and manner, and at the same time as other District taxes are appraised, levied and collected, in each year, a continuing direct annual ad valorem tax, without limit as to rate, upon all taxable property in the District sufficient to pay the interest on the Bonds as the same becomes due and to pay each installment of the principal of the Bonds as the same matures, with full allowance being made for delinquencies and costs of collection. In the Bond Resolution, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose.

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

No Arbitrage

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

Funds

In the Bond Resolution, the Water/Sewer/Drainage Debt Service Fund is confirmed, and the proceeds from all taxes levied, appraised and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

The Water/Sewer/Drainage Debt Service Fund is available for payment of principal and interest on bonds issued for water, sewer and drainage facilities, including the Bonds. It is not available to pay principal or interest on bonds issued for road facilities.

The District maintains a Road Debt Service Fund that is available for payment of debt service on bonds issued for road facilities. It is not available to pay principal or interest on bonds issued for water, sewer and drainage facilities, including the Bonds.

Twelve (12) months of capitalized interest shall be deposited into the Water/Sewer/Drainage Debt Service Fund upon receipt. The remaining proceeds of sale of the Bonds shall be deposited into the Water/Sewer/Drainage Capital Projects Fund, to be used for the purpose of reimbursing certain of the Developers for certain construction costs and for paying engineering fees, administration costs and costs of issuance of the Bonds. Any monies remaining in the Water/Sewer/Drainage Capital Projects Fund will be used as described in the Bond Resolution or ultimately transferred to the Water/Sewer/Drainage Debt Service Fund. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a complete description of the use of Bond proceeds.

Redemption Provisions

Mandatory Redemption: The Bonds maturing on March 1 in each of the years 2038, 2042, 2045, 2048, and 2051 (the “Term Bonds”) shall be redeemed, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption (the “Mandatory Redemption Date”), on March 1 in each of the years and in the principal amounts set forth in the following schedule (with each such scheduled principal amount reduced by the principal amount as may have been previously redeemed through the exercise of the District’s reserved right of optional redemption, as provided under “Optional Redemption” below):

\$735,000 Term Bonds Due March 1, 2038		\$1,095,000 Term Bonds Due March 1, 2042		\$1,095,000 Term Bonds Due March 1, 2045	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
2037	\$ 370,000	2040	\$ 365,000	2043	\$ 365,000
2038 (maturity)	365,000	2041	365,000	2044	365,000
		2042 (maturity)	365,000	2045 (maturity)	365,000

\$1,095,000 Term Bonds Due March 1, 2048		\$1,095,000 Term Bonds Due March 1, 2051	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
2046	\$ 365,000	2049	\$ 365,000
2047	365,000	2050	365,000
2048 (maturity)	365,000	2051 (maturity)	365,000

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

Optional Redemption: The District reserves the right, at its option, to redeem the Bonds maturing on or after March 1, 2033, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000 on March 1, 2032, or any date thereafter, at a price of par value plus unpaid accrued interest on the principal amounts called for redemption from the most recent Interest Payment Date to the date fixed for redemption.

If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed will be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds to be redeemed shall be selected by the Paying Agent/Registrar by lot or other random method (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

If a Bond subject to redemption is in a denomination larger than \$5,000, a portion of such Bond may be redeemed, but only in integral multiples of \$5,000. Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Bond or Bonds of like maturity and interest rate in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

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

Authority for Issuance

At a bond election held within the District on May 4, 2019, voters of the District authorized the issuance of \$205,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer and drainage facilities and for refunding such bonds. The Bonds are being issued pursuant to such authorization. See "Issuance of Additional Debt" herein.

The Bonds are issued by the District pursuant to an order of the TCEQ; the terms and conditions of the Bond Resolution; Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; the general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas; and an election held within the District.

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

Registration and Transfer

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the Register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution.

In the event the Book-Entry-Only System should be discontinued, each Bond shall be transferable only upon the presentation and surrender of such Bond at the principal payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Bond in proper form for transfer, the Paying Agent/Registrar has been directed by the District to authenticate and deliver in exchange therefor, within three (3) business days after such presentation, a new Bond or Bonds, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and paying interest at the same rate as the Bond or Bonds so presented.

All Bonds shall be exchangeable upon presentation and surrender thereof at the principal payment office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination in an aggregate amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Paying Agent/Registrar is authorized to authenticate and deliver exchange Bonds. Each Bond delivered shall be entitled to the benefits and security of the Bond Resolution to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

Neither the District nor the Paying Agent/Registrar shall be required to transfer or to exchange any Bond during the period beginning on a Record Date and ending the next succeeding Interest Payment Date or to transfer or exchange any Bond called for redemption during the thirty (30) day period prior to the date fixed for redemption of such Bond.

The District or the Paying Agent/Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the District.

Lost, Stolen or Destroyed Bonds

In the event the Book-Entry-Only System should be discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, apparently destroyed, or wrongfully taken, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding.

Registered owners of lost, stolen or destroyed Bonds will be required to pay the District's costs to replace such Bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

Replacement of Paying Agent/Registrar

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

Issuance of Additional Debt

The District's voters have authorized the issuance of \$205,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer and drainage facilities and refunding such bonds, \$35,000,000 principal amount of unlimited tax bonds for road facilities and refunding such bonds, \$23,000,000 principal amount of unlimited tax bonds for purchasing or constructing park and recreational facilities and refunding such bonds, and could authorize additional amounts. After the issuance of the Bonds, \$147,220,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities and for refunding such bonds, \$13,080,000 principal amount of unlimited tax bonds for road facilities and for refunding such bonds, and all of the unlimited tax bonds authorized for park and recreational facilities and for refunding such bonds will remain authorized but unissued. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District. See "INVESTMENT CONSIDERATIONS—Future Debt."

The District is also authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purposes. Before the District could issue such bonds, the following actions would be required: (a) authorization of a detailed fire plan and bonds for such purposes by the qualified voters in the District; (b) approval of the fire plan and bonds by the TCEQ; and (c) approval of bonds by the Attorney General of Texas. The Board has not considered developing a fire plan or calling an election at this time for such purposes. If additional debt obligations are issued in the future by the District, such issuance may increase gross debt/property ratios and might adversely affect the investment security of the Bonds.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park project and bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. Under existing State law, the outstanding principal amount of park bonds may not exceed an amount equal to one percent (1%) of the value of the taxable property in the District, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent (1%) but not three percent (3%) of the value of the taxable property in the District. The Board has approved a park plan and, at an election held on May 4, 2019, voters of the District authorized the issuance of \$23,000,000 in unlimited tax bonds for the purpose of purchasing or constructing parks and recreational facilities and refunding such bonds, all of which remains authorized but unissued.

Annexation by the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District must conform to a City of Houston consent ordinance. Generally, the District may be annexed by the City of Houston without the District's consent, and the City of Houston cannot annex territory within the District unless it annexes the entire District. The City of Houston may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City of Houston and the District specifying the procedures for full purpose annexation of all or a portion of the District.

If the District is annexed, the City of Houston will assume the District's assets and obligations (including the Bonds) and dissolve the District. 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 annex the District 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.

Consolidation

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

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See "INVESTMENT CONSIDERATIONS—Registered Owners' Remedies and Bankruptcy Limitations."

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Defeasance

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

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

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

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning the Depository Trust Company, New York, NY (“DTC”) and DTC’s book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurances that DTC, DTC Direct Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) Bonds representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) prepayment or other notices sent to DTC or Cede & Co., its nominee, as the Registered Owner of the Bonds, or that they will do so on a timely basis or that DTC, DTC Direct Participants or DTC Indirect Participants will act in the manner described in this OFFICIAL STATEMENT. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedure” of DTC to be followed in dealing with DTC Direct Participants is on file with DTC.

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

DTC, the world’s largest depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a rating of “AA+” from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual 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 affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

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

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

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

Principal, premium, if any, interest payments and redemption proceeds on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or Paying Agent, 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, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium, if any, interest payments and redemption proceeds 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, 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. 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.

USE AND DISTRIBUTION OF BOND PROCEEDS

The construction costs below were compiled by Pape-Dawson Engineers, the District's engineer (the "Engineer"), and were submitted to the TCEQ in the District's Bond application. Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and Masterson Advisors LLC (the "Financial Advisor"). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor. The surplus funds may be expended for any lawful purpose for which surplus construction funds may be used, if approved by the TCEQ, where required.

I. CONSTRUCTION COSTS

• Sorella Development Offsite Drainage Improvements	\$ 360,643
• Sorella Section Two - Water, Sewer & Drainage Facilities	577,637
• Sorella Sections One & Five - Water, Sewer & Drainage Facilities	540,030
• Sorella Heights Drive & Sorella Landing Lane Alternate for Phases One & Two - Water, Sewer & Drainage Facilities	1,258,319
• Sorella Development Phase One - Clearing & Grubbing	600,182
• Sorella Development Phase Two - Clearing & Grubbing	448,763
• Sorella Water Supply Plant Phase One	1,971,792
• Land Acquisition - Sorella Water Supply Plant No. One	88,510
• Engineering	1,089,247
Total Construction Costs	\$ 6,935,123

II. NON-CONSTRUCTION COSTS

• Underwriter's Discount (a)	\$ 275,343
• Capitalized Interest (12 Months) (a)	419,463
• Developer Interest (estimated)	914,174
Total Non-Construction Costs	\$ 1,608,980

III. ISSUANCE COSTS AND FEES

• Issuance Costs and Professional Fees	\$ 454,173
• Bond Application Report	110,000
• Regulatory Fees	32,130
• Contingency (a)	39,595
Total Issuance Costs and Fees	\$ 635,898
TOTAL BOND ISSUE	\$ 9,180,000

(a) The TCEQ approved a maximum Underwriter's Discount of 3.00% and twelve (12) months of capitalized interest. Contingency represents the difference between the estimated and actual amount of Underwriter's Discount and capitalized interest.

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved under the rules of the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. The District cannot and does not guarantee the sufficiency of such funds for such purpose.

THE DISTRICT

General

The District, a political subdivision of the State of Texas, was created by the TCEQ on February 11, 2019, and operates under Article III, Section 52 and Article XVI, Section 59, of the Texas Constitution in accordance with Chapters 49 and 54 of the Texas Water Code, as amended, and other statutes of Texas applicable to municipal utility districts. The District currently contains approximately 681 acres of land within its boundaries.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities, and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the City of Houston, the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities and roads. See “THE BONDS—Issuance of Additional Debt,” “THE ROAD SYSTEM” and “THE WATER, WASTEWATER AND DRAINAGE SYSTEM.”

The TCEQ exercises continuing supervisory jurisdiction over the District. In order to obtain the consent for creation from the City of Houston, within whose extraterritorial jurisdiction the District lies, the District is required to observe certain requirements of the City of Houston which: limit the purposes for which the District may sell bonds for the acquisition, construction, and improvement of waterworks, wastewater, drainage, road, and recreational facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; and require certain public facilities to be designed in accordance with applicable City of Houston standards. Construction and operation of the District’s system is subject to the regulatory jurisdiction of additional governmental agencies. See “THE SYSTEM—Regulation.”

Description and Location

The District is located in Harris County, approximately 35 miles northwest of the City of Houston downtown central business district. The District consists of two non-contiguous tracts totaling approximately 681 acres. The approximately 442 acre tract is located south of Waller-Tomball Road, immediately east of Mueschke Road and immediately north of Texas State Highway 99 (the Grand Parkway). The approximately 239 acre tract is located immediately south of Waller-Tomball Road, west of Mueschke Road and north of Texas State Highway 99 (the Grand Parkway). The District lies entirely within the extraterritorial jurisdiction of the City of Houston. The approximately 442 acre tract is located within the Tomball Independent School District and the approximately 239 acre tract is located within the Waller Independent School District. See “AERIAL LOCATION MAP.”

Land Use

The District currently includes approximately 474 developed acres of single-family residential development (1,946 lots), approximately 29 developable acres that have not been provided with water distribution or wastewater collection, approximately 7 acres for two recreation centers, and approximately 171 undevelopable acres (utility sites, easements, detention and drainage facilities). The table below represents a detailed breakdown of the current acreage and development in the District.

<u>Single-Family Residential</u>	Approximate <u>Acres</u>	<u>Lots/Units</u>
Amira:		
Section One.....	20	94
Section Two.....	11	43
Section Three.....	25	122
Section Four.....	18	93
Section Five.....	17	63
Section Six.....	18	83
Section Seven.....	7	33
Section Eight.....	2	10
Section Nine.....	27	106
Section Ten.....	20	97
Section Eleven.....	12	52
Section Twelve.....	8	42
Section Thirteen.....	23	90
Section Fourteen.....	9	34
Section Fifteen.....	6	35
Section Sixteen.....	9	33
Section Seventeen.....	20	104
Section Eighteen.....	9	47
Section Twenty-Five.....	32	47
Section Twenty-Six.....	17	60
Subtotal.....	310	1,288
Sorella:		
Section One.....	18	72
Section Two.....	16	63
Section Three.....	15	74
Section Four.....	18	65
Section Five.....	29	141
Section Six.....	28	46
Section Seven.....	20	109
Section Eight.....	20	88
Subtotal.....	164	658
Total Single-Family Residential.....	474	1,946
Recreation Center (a).....	7	---
Undevelopable.....	171	---
Future Development.....	29	---
Totals.....	681	1,946

(a) Includes one recreation center in Amira constructed on approximately 4 acres and one recreation center in Sorella constructed on approximately 3 acres.

Status of Development

Single Family Residential: The District is currently being developed as the single-family residential communities of Amira and Sorella. Construction of water distribution, wastewater collection, storm drainage and paving facilities has been completed to serve 1,288 single-family residential lots on approximately 310 acres in Amira, Sections One through Eighteen, Section Twenty-Five and Section Twenty-Six and 658 single-family residential lots on approximately 164 acres in Sorella, Sections One through Eight. As of September 25, 2025, 1,315 homes were completed (1,313 occupied), 154 new homes were under construction or in a builder's name, and 477 developed lots were available for home construction in the District. Perry Homes and Beazer Homes are currently building homes in Amira. M/I Homes, Beazer Homes and HistoryMaker Homes are currently building homes in Sorella. According to the Developers, sales prices for new homes within Amira range from approximately \$360,000 to over \$680,000 and within Sorella range from approximately \$276,000 to over \$770,000.

The remainder of the District consists of approximately 29 acres of developable but undeveloped land and approximately 171 acres of undevelopable land (utility sites, drainage facilities, detention and easements).

The estimated population in the District, based upon 3.5 persons per occupied residence is 4,596.

Recreational Facilities: The Resort at Amira, a recreation and activity center available to residents in Amira, has been constructed on approximately 4 acres within the District and includes a 7,000-square-foot clubhouse with a fitness room, children's reading nook, kitchen, swimming pool and a yoga studio. The La Piazza Pavilion, a recreation and activity center available to residents in Sorella, has been constructed on approximately 3 acres within the District and includes an open air pavilion, swimming pool, playground, event lawn and walking trails around the community pond. Community facilities within the District also include an additional event lawn, a playground and a dog park. Ponds, lakes and channels throughout the District have landscaped walking paths and sitting areas.

Future Development

The District is being developed as a single-family residential development. Approximately 29 developable acres of land currently within the District are not yet fully served with water distribution and supply, wastewater collection and treatment, storm drainage facilities or roads. See "INVESTMENT CONSIDERATIONS—Future Debt." The Engineer has stated that under regulatory criteria and current development plans (and excluding any costs of converting to surface water), the remaining authorized but unissued bonds (after issuance of the Bonds) in the aggregate principal amount of \$183,300,000 should be sufficient to finance the construction of facilities to complete the District's water, sewer, drainage, roads and recreation system for full development of the District.

THE DEVELOPERS

Role of a Developer

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

Prospective Bond purchasers should note that the prior real estate experience of the Developers should not be construed as an indication that further development within the District will occur, or that construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. See "INVESTMENT CONSIDERATIONS."

None of the Developers nor any affiliates of the Developers have any legal commitment to the District or to owners of the Bonds to continue development of the land within the District and the Developers may sell or otherwise dispose of their property within the District, or any other assets, at any time. Further, the financial condition of the Developers is subject to change at any time.

GP 344 Ltd. and Beazer Homes Texas, L.P.

GP 344 Ltd., a Texas limited partnership (“GP 344”), and Beazer Homes Texas, L.P., a Delaware limited partnership (“Beazer Homes”), have entered into a joint development agreement (the “GP 344 and Beazer Homes Development Agreement”) for the purpose of acquiring approximately 442 acres within the District and developing such land. Pursuant to the GP 344 and Beazer Homes Development Agreement, GP 344 and Beazer Homes each retain a fifty percent (50%) undivided interest in the portion of such approximate 442 acres not yet sold to builders or ultimate users. GP 344 and Beazer Homes have completed the construction of 1,288 single-family residential lots on approximately 310 acres in Amira, Sections One through Eighteen, Section Twenty-Five and Section Twenty-Six. GP 344 and Beazer Homes do not own any additional developable land in the District.

GP 344 and Beazer Homes have engaged Johnson Development Services, an affiliate company of Johnson Development Corp., to manage the development in the District by the Developers.

GP 344: PSWA, Inc., a Texas corporation, is the sole general partner of GP 344. The limited partner of GP 344 is Perry Homes, LLC, a Texas limited liability company.

All funds required for development activities are provided by GP 344 or from lot sales. There is no debt instrument associated with development in the District by GP 344. Perry Homes, LLC is not legally obligated to provide funds for the development of the District nor is it legally obligated to provide funds to pay taxes on property in the District owned by GP 344, or to pay any other obligations related to the District.

Beazer Homes: The general partner of Beazer Homes is Beazer Homes Texas Holdings, Inc., a Delaware corporation (“Beazer Holdings”), the stock of which is owned by Beazer USA, Inc. (“Beazer USA”), which is traded on the New York Stock Exchange under the ticker “BZH.”

All funds required for Beazer Homes development activities are provided by Beazer Holdings or from lot sales. There is no debt instrument associated with development in the District by Beazer Homes. Beazer USA is not legally obligated to provide funds for the development of the District nor is it legally obligated to provide funds to pay taxes on property in the District owned by Beazer Homes, or to pay any other obligations related to the District.

JDS FM 2920 LLC and M/I Homes of Houston, LLC

JDS FM 2920 LLC, a Texas limited liability company (“JDS”), and M/I Homes of Houston, LLC, a Delaware limited liability company (“M/I Homes”) have entered into a common infrastructure development and cost sharing agreement (the “JDS and M/I Homes Development Agreement”) for the purpose of acquiring approximately 239 acres within the District and developing the common infrastructure needed to develop finished lots on such property. Pursuant to the JDS and M/I Homes Development Agreement, JDS and M/I Homes each contribute approximately 50% of the common infrastructure costs as well as 100% of the cost of the infrastructure for their internal sections. JDS has completed the construction of 213 single-family residential lots on approximately 47 acres in Sorella, Sections One and Five. JDS does not own any additional developable land in the District. M/I Homes has completed the construction of 445 single-family residential lots on approximately 117 acres in Sorella, Sections Two through Four and Section Six through Eight and continues to own approximately 29 acres of developable land in the District.

JDS: JDS FM 2920 Investors LP, a Texas limited partnership, is the 100% owner of JDS FM 2920 LLC.

All funds required for development activities are provided by equity contributions from JDS FM 2920 Investors LP, released Earnest Money Deposits from HistoryMaker Homes and Beazer Homes and a construction loan from First Continental Investment Co, Ltd. The construction lender has a first lien position on the JDS portion of the project. Common areas are unencumbered. HistoryMaker Homes and Beazer Homes have a second lien position on the JDS portion of the project securing their released Earnest Money Deposit.

M/I Homes: M/I Homes of Houston, LLC, a Delaware limited liability company, is wholly-owned by M/I Homes, Inc., an Ohio corporation, whose common stock is listed on the New York Stock Exchange under the symbol MHO.

GP 344, Beazer Homes, JDS and M/I Homes are collectively referred to herein as the “Developers.”

MANAGEMENT OF THE DISTRICT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to four-year terms and elections are held in May in even numbered years only. Four of the Board members reside within the District and one Board member owns land within the District subject to a note and deed of trust in favor of the Developers. Directors have staggered four-year terms. The current members and officers of the Board along with their titles and terms, are listed as follows:

<u>Name</u>	<u>District Board Title</u>	<u>Term Expires</u>
Russell Daniels	President	May 2026
Zamara Garcia	Vice President	May 2026
Rahquia Jackson	Secretary	May 2028
James Bell	Assistant Vice President	May 2028
Robert Long III	Assistant Secretary	May 2026

District Consultants

The District does not have a general manager or other full-time employees, but contracts for certain necessary services as described below.

Bond Counsel/Attorney: The District has engaged Allen Boone Humphries Robinson LLP as general counsel to the District and as Bond Counsel in connection with the issuance of the District's bonds. The fees of the attorneys in their capacity as Bond Counsel are contingent upon the sale and delivery of the Bonds. Compensation to the attorneys for other services to the District is based on time charges actually incurred.

Financial Advisor: Masterson Advisors LLC serves as the District's Financial Advisor. The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

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

Auditor: The District's financial statements for the year ended December 31, 2024, were prepared by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants. See "APPENDIX A" for a copy of the District's audited financial statements for the year ended December 31, 2024.

Engineer: The District's consulting engineer is Pape-Dawson Engineers.

Tax Appraisal: The Harris Central Appraisal District has the responsibility of appraising all property within the District. See "TAXING PROCEDURES."

Tax Assessor/Collector: The District has appointed an independent tax assessor/collector to perform the tax collection function. Utility Tax Service, LLC (the "Tax Assessor/Collector") has been employed by the District to serve in this capacity.

Bookkeeper: The District has contracted with Myrtle Cruz, Inc. (the "Bookkeeper") for bookkeeping services.

Utility System Operator: The operator of the District's water and wastewater system is Municipal District Services, LLC.

THE ROAD SYSTEM

The Road System, including the projects funded with the proceeds of certain Outstanding Bonds issued to finance the Road System, serves the residents of the District by providing access to major thoroughfares and collector roads within the District and the surrounding area. The internal subdivision streets and collector roads convey the residents of the District to Mueschke Road. All roads are maintained or will be maintained by Harris County.

THE WATER, WASTEWATER AND DRAINAGE SYSTEM

Regulation

Construction and operation of the District's water, wastewater and storm drainage system (the "System") as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the District. Discharge of treated sewage into Texas waters is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. Withdrawal of ground water and the issuance of water well permits is subject to the regulatory authority of the Harris-Galveston Subsidence District where applicable (see "Water Supply" and "Subsidence and Conversion to Surface Water Supply" below). Construction of drainage facilities is subject to the regulatory authority of the Harris County Flood Control District, Harris County, the City of Houston, and the Texas Department of Health also exercise regulatory jurisdiction over the System.

Water Supply

Currently, the supply for the District is provided pursuant to a utility agreement (the "Utility Agreement") by and between the District and Harris County Municipal Utility District No. 542 ("MUD 542"). The water supply plant is jointly owned by the District and MUD 542, with MUD 542 operating the water supply facilities. The water supply plant includes a 1,000 gallon per minute ("gpm") water well, a 1,000 gpm remote water well, two 15,000 gallon pressure tanks, one 188,000 gallon ground storage tank, one 250,000 gallon ground storage tank, six booster pumps and an emergency water supply interconnect between MUD 542 and HMW Special Utility District. Pursuant to the Utility Agreement, the District is entitled to 50.00% of the capacity in the water supply plant or 1,095 equivalent single-family connections ("ESFCs"). In addition, the District is constructing a second water plant in the District to serve the Sorella neighborhood. The first phase of this water plant, which will provide 300 ESFCs to the District, has been completed. According to the Engineer, the second phase of this water plant, which will provide an additional 700 ESFCs to the District, is also substantially complete, barring the installation of the permanent pump, and should be operational in the fourth quarter of 2025. Upon completion of the Phase 2 expansion of the second water plant by the District, the District will be allocated a total of 2,095 ESFCs in the water supply facilities. Of these connections, 1,095 ESFCs are part of Amira water system and 1,000 ESFCs are part of the Sorella water system. As of September 25, 2025, the District was serving 1,313 active residential connections, with an additional 154 builder connections projected to receive future residential service. To meet the current water supply needs for the existing active connections until the Sorella plant is complete, the District is utilizing excess MUD 542 water supply capacity pursuant to the process set forth in the Utility Agreement. The MUD 542 engineer has confirmed in writing that such excess capacity will remain available for the District's use until the Sorella system is complete.

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 Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District's jurisdiction, including the area within the District. In 1999, the Texas legislature created the North Harris County Regional Water Authority (the "Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the northern portion of Harris County. The District is located within the boundaries of the Authority. 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's groundwater well(s) are included within the Authority's GRP. The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District to the Authority, which permit includes all groundwater wells that are included in the Authority's GRP.

The Authority, among other powers, has the power to (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees to be paid by the District for groundwater pumped by the District or for surface water received by the District from the Authority), user fees, rates, and charges as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, a fee per 1,000 gallons based on the amount of groundwater pumped by the District and a fee per 1,000 gallons of surface water received by the District from the Authority. The Authority has issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will continue to issue a substantial amount of bonds by the year 2035 to finance the Authority's project costs, and it is expected that the fees charged by the Authority will increase substantially over such period.

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority's GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority's GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority's GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee per 1,000 gallons ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total annual water demand in the Authority's GRP. In the event of such Authority failure to comply, 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 impose 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 continue passing such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. In addition, further conversion to surface water could necessitate improvements to the System which could require the issuance of additional bonds by the District. 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.

In the event the Authority fails to reduce groundwater withdrawal to the levels specified by and deadline set by the Subsidence District then the District and others within the Authority's GRP group will be required to pay a disincentive fee on withdrawn groundwater. This fee is expected to be substantial, and the District expects it would need to pass such fee through to its customers as described above. This fee would be in addition to the Authority's fee.

Wastewater Treatment

Wastewater treatment for the Amira neighborhood in the District is provided pursuant to the Utility Agreement. The District and MUD 542 jointly own the wastewater treatment plant with MUD 542 operating the plant. The wastewater treatment plant is currently capable of serving 2,000 ESFCs, and the District's share of this capacity per the terms of the Utility Agreement is 1,000 ESFCs. The MUD 542 engineer estimates the plant is running at approximately 75% of capacity. In order to meet the anticipated future service needs of the Amira subdivision in the District and MUD 542, the Phase 4 expansion of the wastewater treatment plan has been approved by the TCEQ. The final expansion, Phase 4, will be constructed when the capacity of the wastewater treatment plant reaches ninety percent (90%) of its rated design flow. In addition, according to the Engineer, the design of Phase 1 of a second wastewater treatment plant in the District, solely owned by the District and to serve the Sorella neighborhood, is substantially complete and is expected to be operational in the fourth quarter of 2025. Phase 1 of the second wastewater treatment plant will provide an additional 540 ESFCs to the District for the Sorella subdivision. Upon completion of Phase 4 of the existing wastewater treatment plant and completion of both phases of the second wastewater treatment plant, the District will have capacity to serve a total of 2,580 ESFCs. Of these connections, 1,500 ESFCs are for the Amira wastewater system and 1,080 ESFCs are for the Sorella wastewater system. As of September 25, 2025, the District was serving 1,313 active residential connections, with an additional 154 builder connections projected to receive future residential service.

Wastewater Treatment Plant Capacity and Expansion

The District has received approval on the Phase 4 expansion of the wastewater treatment plant, and the current discharge levels remain below its permitted capacity. The plant has been operating at just above 75% of capacity which is below the regulatory requirement to begin design of the Phase 4 expansion. The final expansion, Phase 4, will be constructed when the capacity of the wastewater treatment plant reaches ninety percent (90%) of its rated design flow. If the District's use of its permitted capacity exceeds 100% for three consecutive months, the TCEQ may impose certain penalties or restrictions on the District, including, among other things, a temporary moratorium on construction in the District until an expansion of the wastewater treatment plant is online or monetary fines.

Water Distribution, Wastewater Collection and Storm Drainage Facilities

Water distribution, wastewater collection, storm drainage and paving facilities have been constructed to serve 1,946 single-family residential lots within the District. See "THE DISTRICT— Land Use" and "—Status of Development."

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 and other improvements must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is no assurance that homes and other improvements built in such area will not be flooded. The District’s drainage system has been designed and constructed to all current standards.

According to the Engineer, 44 lots on approximately 8 acres in Amira, Section 10 were removed from the 100-year flood plain by an approved Letter of Map Revision (“LOMR”) that became effective January 30, 2023. See “INVESTMENT CONSIDERATIONS—Extreme Weather.”

Atlas 14

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

Water and Wastewater Operations

The following statement sets forth in condensed form the General Operating Fund as shown in the District's audited financial statements for the fiscal years ended December 31, 2021 through 2024, and an unaudited summary provided by the Bookkeeper for the seven-month period ended July 31, 2025. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Reference is made to such statements, including "APPENDIX A," for further and complete information.

	1/1/2025 to 7/31/2025 (Unaudited)	Fiscal Year Ended December 31,			
		2024	2023	2022	2021
Revenues:					
Property Taxes	\$ 1,178,616	\$ 1,841,571	\$ 1,923,855	\$ 1,190,554	\$ 518,154
Water and Sewer Service	914,139	1,219,053	1,035,792	986,758	628,797
Penalty and Interest	10,849	20,310	13,406	26,866	17,116
Regional Water Authority Fee	268,294	456,144	475,486	583,200	351,843
Tap Connection & Inspection	159,465	582,913	169,640	239,768	468,025
Miscellaneous	93,152	190,109	111,485	51,299	19,764
Total Revenue	\$ 2,624,515	\$ 4,310,100	\$ 3,729,664	\$ 3,078,445	\$ 2,003,699
Expenditures:					
Professional Fees	\$ 199,675	\$ 213,909	\$ 185,201	\$ 244,208	\$ 199,589
Contracted Services	379,884	571,846	468,099	380,093	234,446
Purchased Water Service	493,585	660,034	651,586	699,171	295,655
Purchased Wastewater Service	411,576	493,798	239,312	174,496	89,114
Utilities	9,385	7,408	4,564	3,420	2,894
Purchased Drainage Service	23,799	30,246	50,491	22,601	10,278
Repairs and Maintenance	695,862	741,887	889,781	622,223	324,568
Capital Outlay	-	358,342	758,916	7,350	-
Other Expenses	320,758	438,776	218,573	208,671	313,402
Total Expenditures	\$ 2,534,524	\$ 3,516,246	\$ 3,466,523	\$ 2,362,233	\$ 1,469,946
NET REVENUES	\$ 89,991	\$ 793,854	\$ 263,141	\$ 716,212	\$ 533,753
Other Financing Sources/Uses					
Transfers In (Out)	\$ -	\$ 173,749	\$ 13,898	\$ -	\$ (46,957)
Developer Advances	\$ -	\$ 393,955 (a)	\$ 636,828 (b)	\$ -	\$ -
General Operating Fund					
Balance (Beginning of Year)	\$ 3,567,150	\$ 2,205,592	\$ 1,291,725	\$ 575,513	\$ 88,717
General Operating Fund					
Balance (End of Year)	\$ 3,657,141	\$ 3,567,150	\$ 2,205,592	\$ 1,291,725	\$ 575,513

(a) Developer advances in connection with impact fees for Sorella and the Amira water plant.

(b) Developer advances related to Harris County Flood Control District impact fees.

FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)

2025 Taxable Assessed Valuation.....	\$531,089,347	(a)
Estimated Taxable Assessed Valuation as of August 1, 2025	\$582,960,696	(b)
Gross Direct Debt Outstanding	\$ 75,260,000	(c)
Estimated Overlapping Debt	33,640,565	(d)
Gross Direct Debt and Estimated Overlapping Debt.....	\$108,900,565	
Ratios of Gross Direct Debt to:		
2025 Taxable Assessed Valuation	14.17%	
Estimated Taxable Assessed Valuation as of August 1, 2025	12.91%	
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:		
2025 Taxable Assessed Valuation	20.51%	
Estimated Taxable Assessed Valuation as of August 1, 2025	18.68%	
Debt Service Funds Available:		
Water/Sewer/Drainage Debt Service Funds Available as of September 25, 2025	\$1,611,672	(e)
Road Debt Service Funds Available as of September 25, 2025	66,927	(e)
Capitalized Interest from Bond Proceeds (Twelve Months)	419,463	(f)
Total Debt Service Funds Available	\$2,098,062	
Water/Sewer/Drainage Capital Projects Funds Available as of September 25, 2025.....	\$ 238,122	
Road Capital Projects Funds Available as of September 25, 2025	\$ 10,404	
Operating Funds Available as of September 25, 2025	\$3,421,793	

- (a) The 2025 Taxable Assessed Valuation shown herein includes \$484,248,118 of certified value and \$46,841,229 of uncertified value. The uncertified value represents the landowners' opinion of the value; however, such value is subject to change and downward revision prior to certification. No tax will be levied on said uncertified value until it is certified by the Appraisal District. See "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. Such amounts reflect an estimate of the taxable assessed value within the District on August 1, 2025. Increases in value that occur between January 1, 2025, and August 1, 2025, are assessed for purposes of taxation on January 1, 2026. No tax will be levied on such amount until it is certified. See "TAXING PROCEDURES."
- (c) The Outstanding Bonds and the Bonds. See "—Outstanding Bonds" herein.
- (d) See "—Estimated Overlapping Debt" herein.
- (e) Funds in the Water/Sewer/Drainage Debt Service Fund are available to pay debt service on the bonds issued for water, sewer and drainage facilities, including the Bonds, and are not available to pay debt service on bonds issued for road facilities. Funds in the Road Debt Service Fund are available to pay debt service on bonds issued for road facilities and are not available to pay debt service on the bonds issued for water, sewer and drainage facilities, including the Bonds. See "THE BONDS—Funds."
- (f) The District will capitalize twelve (12) months of interest from the Bond proceeds and deposit such funds in the Water/Sewer/Drainage Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Investments of the District

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

Outstanding Bonds

The District has previously issued six series of unlimited tax bonds for water, sewer and drainage facilities and four series of unlimited tax bonds for road facilities. The following table lists the original principal amount of such bonds by series and the principal amount of such bonds that remains outstanding (the “Outstanding Bonds”).

Series		Original Principal Amount	Outstanding Bonds As of 9/2/2025
2020		\$ 7,100,000	\$ 6,180,000
2020	(a)	4,000,000	3,540,000
2021	(a)	3,920,000	3,475,000
2021		2,680,000	2,245,000
2022		15,070,000	13,810,000
2023	(a)	9,000,000	8,640,000
2023		9,000,000	8,640,000
2023A	(a)	5,000,000	4,800,000
2024		12,500,000	12,500,000
2025		2,250,000	2,250,000
Total		\$ 70,520,000	\$ 66,080,000

(a) Unlimited tax road bonds.

Debt Service Requirements

The following sets forth the debt service requirements on the Outstanding Bonds (see “Outstanding Bonds” in this section) and the Bonds. This schedule does not reflect that the District capitalized \$106,875 of interest from proceeds of the Series 2025 Bonds in May 2025, and that twelve (12) months of interest will be capitalized from proceeds of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

Year	Outstanding Bonds Debt Service Requirements	Plus: Debt Service on the Bonds			Total Debt Service Requirements
		Principal	Interest	Total	
2026	\$ 4,677,495.00	\$ -	\$ 327,413.78	\$ 327,413.78	\$ 5,004,908.78
2027	4,936,197.50	370,000	407,437.50	777,437.50	5,713,635.00
2028	4,867,651.25	370,000	383,387.50	753,387.50	5,621,038.75
2029	4,789,468.75	370,000	359,337.50	729,337.50	5,518,806.25
2030	4,719,557.50	370,000	335,287.50	705,287.50	5,424,845.00
2031	4,656,356.88	370,000	311,931.25	681,931.25	5,338,288.13
2032	4,585,042.50	370,000	289,500.00	659,500.00	5,244,542.50
2033	4,540,556.25	370,000	271,000.00	641,000.00	5,181,556.25
2034	4,474,296.25	370,000	256,200.00	626,200.00	5,100,496.25
2035	4,421,527.50	370,000	241,400.00	611,400.00	5,032,927.50
2036	4,365,698.75	370,000	226,600.00	596,600.00	4,962,298.75
2037	4,312,760.00	370,000	211,800.00	581,800.00	4,894,560.00
2038	4,246,850.00	365,000	197,100.00	562,100.00	4,808,950.00
2039	4,192,610.00	365,000	182,500.00	547,500.00	4,740,110.00
2040	4,136,163.13	365,000	167,900.00	532,900.00	4,669,063.13
2041	4,082,722.50	365,000	153,300.00	518,300.00	4,601,022.50
2042	4,021,197.50	365,000	138,700.00	503,700.00	4,524,897.50
2043	3,967,628.75	365,000	124,100.00	489,100.00	4,456,728.75
2044	3,904,930.00	365,000	109,500.00	474,500.00	4,379,430.00
2045	3,845,066.25	365,000	94,900.00	459,900.00	4,304,966.25
2046	3,087,021.88	365,000	80,300.00	445,300.00	3,532,321.88
2047	2,697,553.13	365,000	65,700.00	430,700.00	3,128,253.13
2048	2,009,712.50	365,000	51,100.00	416,100.00	2,425,812.50
2049	1,971,021.88	365,000	36,500.00	401,500.00	2,372,521.88
2050	1,020,484.38	365,000	21,900.00	386,900.00	1,407,384.38
2051	-	365,000	7,300.00	372,300.00	372,300.00
Total	\$ 98,529,570.00	\$ 9,180,000	\$ 5,052,095.03	\$ 14,232,095.03	\$ 112,761,665.03

Average Annual Debt Service Requirements (2026-2051) \$4,336,987
Maximum Annual Debt Service Requirement (2027) \$5,713,635

Estimated Overlapping Debt

The following table indicates the outstanding debt payable from ad valorem taxes, of governmental entities within which the District is located and the estimated percentages and amounts of such indebtedness attributable to property within the District. Debt figures equated herein to outstanding obligations payable from ad valorem taxes are based upon data obtained from individual jurisdictions or Texas Municipal Reports compiled and published by the Municipal Advisory Council of Texas. Furthermore, certain entities listed below may have issued additional obligations since the date listed and may have plans to incur significant amounts of additional debt. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for the purposes of operation, maintenance and/or general revenue purposes in addition to taxes for the payment of debt service and the tax burden for operation, maintenance and/or general revenue purposes is not included in these figures. The District has no control over the issuance of debt or tax levies of any such entities.

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping	
			Percent	Amount
Harris County (a).....	\$ 2,343,959,736	9/30/2025	0.07%	\$ 1,640,772
Harris County Flood Control District.....	958,695,000	9/30/2025	0.07%	671,087
Harris County Hospital District.....	867,820,000	9/30/2025	0.07%	607,474
Harris County Department of Education.....	28,960,000	9/30/2025	0.07%	20,272
Port of Houston Authority.....	406,509,397	9/30/2025	0.07%	284,557
Tomball Independent School District (b).....	1,095,800,000	9/30/2025	2.63%	28,819,540
Waller Independent School District (b).....	1,094,615,000	9/30/2025	0.09%	985,154
Lone Star College System.....	436,935,000	9/30/2025	0.14%	611,709
Total Estimated Overlapping Debt.....				\$ 33,640,565
The District's Total Direct Debt (c).....				75,260,000
Total Direct and Estimated Overlapping Debt.....				\$108,900,565

Direct and Estimated Overlapping Debt as a Percentage of:

2025 Taxable Assessed Valuation of \$531,089,347.....	20.51%
Estimated Taxable Assessed Valuation as of August 1, 2025 of \$582,960,696.....	18.68%

- (a) Excludes the Harris County Toll Road Unlimited Tax Bonds in the principal amount of \$109,470,000. Historically, Harris County has provided for payment of such debt service from toll road revenues and certain other funds, and no ad valorem tax revenue has been required to pay debt service on such bonds.
- (b) Approximately 442 acres in the District are within the Tomball Independent School District and approximately 239 acres in the District are within the Waller Independent School District.
- (c) Includes the Outstanding Bonds and the Bonds.

Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. On January 1 of each year a tax lien attaches to property to secure the payment of all taxes, penalties and interest imposed on such property. The lien exists in favor of each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with tax liens of taxing authorities shown below. In addition to ad valorem taxes required to pay debt service on bonded debt of the District and other taxing authorities (see "Estimated Overlapping Debt" above), certain taxing jurisdictions, including the District, are also authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below are all of the taxes levied for the 2025 tax year by all taxing jurisdictions overlapping the District and the District's anticipated 2025 tax rate. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges or any other levy of entities other than political subdivisions.

	Tax Rate per \$100 of Taxable <u>Assessed Valuation</u>
Harris County (including Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, and the Port of Houston Authority) (a).....	\$ 0.633259
Waller Independent School District (b).....	1.062600
Harris County Emergency Services Districts.....	0.200000
Lone Star College System.....	<u>0.106000</u>
Total Overlapping Tax Rate.....	\$ 2.001859
The District (c).....	<u>1.240000</u>
Total Tax Rate.....	\$ 3.241859

(a) Includes the 2024 tax rate for Harris County.

(b) Approximately 442 acres of the District are within the Tomball Independent School District, which levied a 2025 tax rate of \$1.062900 per \$100 of taxable assessed valuation, creating a total 2025 tax rate for taxpayers within this area of \$3.242159 per \$100 of taxable assessed valuation.

(c) The District authorized publication of a \$1.24 total tax rate for 2025 with \$0.935 allocated to debt service and \$0.305 allocated to maintenance and operations and expects to adopt such tax rate in November 2025. Such rate is subject to change prior to levy. See "TAX DATA—Historical Tax Rate Distribution."

TAX DATA

Debt Service Tax

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds that remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. See "Historical Tax Rate Distribution" below.

Maintenance and Operations Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for the operation and maintenance of the District, if such a maintenance tax is authorized by the District's voters. A maintenance tax election was conducted May 4, 2019, and voters of the District authorized, among other things, the Board to levy a maintenance tax at a rate not to exceed \$1.50 per \$100 of taxable assessed valuation. A maintenance tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds. See "Debt Service Tax" and "Historical Tax Rate Distribution" herein. At an election held within the District on May 4, 2019, voters authorized the Board to levy a maintenance tax for operation and maintenance costs of road facilities at a rate not to exceed \$0.25 per \$100 of taxable assessed valuation.

Exemptions

For tax year 2025, the District has granted a \$15,000 homestead exemption for individuals disabled and/or 65 years of age or older.

Historical Tax Rate Distribution

	2025 (a)	2024 (b)	2023	2022	2021
Debt Service Tax	\$ 0.935	\$ 0.935	\$ 0.780	\$ 0.590	\$ 0.540
Maintenance Tax	0.305	0.275	0.430	0.680	0.810
Total District Tax Rate	\$ 1.240	\$ 1.210	\$ 1.210	\$ 1.270	\$ 1.350

- (a) The District authorized publication of a \$1.24 total tax rate for 2025 with \$0.935 allocated to debt service and \$0.305 allocated to maintenance and operations and expects to adopt such tax rate in November 2025. Such rate is subject to change prior to levy.
- (b) The District adopted a 2024 debt service tax rate of \$0.935 per \$100 of taxable assessed valuation, of which \$0.570 is allocated to Water, Sewer and Drainage Bonds and \$0.365 is allocated to Road Bonds.

Additional Penalties

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

Historical Tax Collections

The following statement of tax collections sets forth in condensed form a portion of the historical tax experience of the District. Such table has been prepared for inclusion herein, based upon information obtained from the District's Tax Assessor/Collector. Reference is made to such statements and records for further and complete information. See "Tax Roll Information" herein.

	Certified Taxable Assessed Valuation (a)	Tax Rate	Total Tax Levy	Total Collections As of August 31, 2025 (b)	
				Amount	Percent
2020	\$ 52,189,843	\$ 1.35	\$ 704,563	\$ 704,563	100.00%
2021	147,067,453	1.35	1,985,411	1,985,411	100.00%
2022	283,927,068	1.27	3,605,874	3,605,874	100.00%
2023	426,842,439	1.21	5,164,794	5,159,357	99.89%
2024	461,365,742	1.21	5,582,525	5,555,636	99.52%

- (a) As certified by the Appraisal District. See "Tax Roll Information" below.
- (b) Unaudited.

Tax Roll Information

The District's assessed value as of January 1 of each year is used by the District in establishing its tax rate. See "TAXING PROCEDURES—Valuation of Property for Taxation." The following represents the composition of property comprising the 2021 through 2025 Taxable Assessed Valuations. Taxes are levied on taxable value certified by the Appraisal District as of January 1 of each year. Breakdowns of the uncertified portion (\$46,841,229) of the 2025 Taxable Assessed Valuation of \$531,089,347, or the Estimated Taxable Assessed Valuation as of August 1, 2025, of \$582,960,696, are not available.

Tax Year	Type of Property			Gross Assessed Valuation	Deferments and Exemptions	Uncertified Value	Taxable Assessed Valuation
	Land	Improvements	Personal Property				
2021	\$ 42,526,259	\$ 109,526,780	\$ 670,779	\$ 152,723,818	\$ (5,656,365)	\$ -	\$ 147,067,453
2022	64,747,939	230,712,890	1,596,607	297,057,436	(13,130,368)	-	283,927,068
2023	105,868,342	340,912,244	2,300,766	449,081,352	(22,238,913)	-	426,842,439
2024	122,219,458	363,686,834	2,674,234	488,580,526	(27,214,784)	-	461,365,742
2025	111,385,274	399,478,980	3,654,663	514,518,917	(30,270,799)	46,841,229	531,089,347

Principal Taxpayers

The following table represents the principal taxpayers, the taxable assessed value of such property, and such property's taxable assessed valuation as a percentage of the certified portion (\$484,248,118) of the 2025 Taxable Assessed Valuation of \$531,089,347. This represents ownership as of January 1, 2025. Accurate principal taxpayer lists related to the uncertified portion (\$46,841,229) of the 2025 Taxable Assessed Valuation of \$531,089,347 and the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$582,960,696, are not available.

Taxpayer	2025 Certified Taxable Assessed Valuation	% of 2025 Certified Taxable Assessed Valuation
M/I Homes of Houston LLC (a)	\$ 6,237,036	1.29%
Beazer Homes Texas LP (b)	5,233,815	1.08%
Perry Homes LLC (b)	4,351,480	0.90%
GP 344 Ltd. (b)	2,952,596	0.61%
Amira Community Association Inc	2,432,578	0.50%
Individual	703,000	0.15%
Individual	693,690	0.14%
Individual	693,000	0.14%
Individual	690,843	0.14%
Individual	681,832	0.14%
Total	\$ 24,669,870	5.09%

(a) See "THE DEVELOPERS—JDS FM 2920 LLC and M/I Homes of Houston, LLC."

(b) Related entities. See "THE DEVELOPERS—GP 344 Ltd. and Beazer Homes Texas, L.P."

Tax Adequacy for Debt Service

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 taxable assessed valuation which would be required to meet average annual and maximum annual debt service requirements if no growth in the District's tax base occurred beyond the 2025 Taxable Assessed Valuation of \$531,089,347 (\$484,248,118 of certified value plus \$46,841,229 of uncertified value), or the Estimated Taxable Assessed Valuation as of August 1, 2025 of \$582,960,696. The calculations contained in the following table merely represent the tax rates required to pay principal of and interest on the Bonds and the Outstanding Bonds when due, assuming no further increase or any decrease in taxable values in the District, collection of ninety-five percent (95%) of taxes levied, the sale of no additional bonds, and no other funds available for the payment of debt service. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements" and "INVESTMENT CONSIDERATIONS—Possible Impact on District Tax Rates."

Average Annual Debt Service Requirement (2026-2051)	\$4,336,987
\$0.86 Tax Rate on 2025 Taxable Assessed Valuation	\$4,339,000
\$0.79 Tax Rate on Estimated Taxable Assessed Valuation as of August 1, 2025	\$4,375,120
Maximum Annual Debt Service Requirement (2027).....	\$5,713,635
\$1.14 Tax Rate on 2025 Taxable Assessed Valuation	\$5,751,698
\$1.04 Tax Rate on Estimated Taxable Assessed Valuation as of August 1, 2025	\$5,759,652

No representation or suggestion is made uncertified portion of the 2025 Taxable Assessed Valuation will not be adjusted downward or that the Estimated Taxable Assessed Valuation as of August 1, 2025, provided by the Appraisal District for the District, will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment. See "TAXING PROCEDURES."

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, the Outstanding Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see “INVESTMENT CONSIDERATIONS—Future Debt”) and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year-to-year as described more fully herein under “THE BONDS—Source of Payment.” Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District. See “TAX DATA—Debt Service Tax” and “—Maintenance and Operations Tax.”

Property Tax Code and County-Wide Appraisal District

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

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

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous election. For tax year 2025, the District granted a \$15,000 homestead exemption for individuals disabled and/or 65 years of age or older. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran’s residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See “TAX DATA.”

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

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

Tax Abatement

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

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land’s capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in 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 District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

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

District and Taxpayer Remedies

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

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

Levy and Collection of Taxes

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

Tax Payment Installments After Disaster

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

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

Rollback of Operation and Maintenance Tax Rate

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

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

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

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

The District: A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. The District is designated as a "Developing District" for the 2025 tax year. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

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

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

INVESTMENT CONSIDERATIONS

General

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 entity other than the District. Payment of the principal of and interest on the Bonds depends upon the ability of the District to collect taxes levied on taxable property within the District in an amount sufficient to service the District’s bonded debt, or in the event of foreclosure, on the value of the taxable property in the District and the taxes levied by the District and other taxing authorities upon the property within the District. See “THE BONDS—Source of Payment.” The collection by the District of delinquent taxes owed to it and the enforcement by Registered Owners of the District’s obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that taxable property within the District will maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property or that owners of the property will have the ability to pay taxes. See “Registered Owners’ Remedies and Bankruptcy Limitations” herein.

Undeveloped Acreage and Vacant Lots

There are approximately 29 developable acres of land within the District that have not been fully provided with water, sewer and drainage facilities necessary to the construction of new development and 477 vacant developed lots. Future increases in value will result primarily from the construction of homes by builders. The District makes no representation as to when or if development of undeveloped acreage will occur or when vacant lots will be sold, or the success of any homebuilding programs. Failure of the Developers to develop the developable land or of builders to construct homes on the developed lots could restrict the growth rate of taxable values in the District. See “THE DISTRICT—Land Use” and “—Status of Development.”

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value from single-family residences and developed lots. The market value of such properties is related to general economic conditions in Houston, the State of Texas and the nation and those conditions can affect the demand for such properties. Demand for residential tracts and the construction of residential dwellings on vacant lots can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets” below), construction costs, energy availability, energy prices and the prosperity and demographic characteristics of the urban center toward which the marketing of such properties is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values.

Credit Markets and Liquidity in the Financial Markets

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for development costs. Interest rate levels may affect the ability of the Developers or property owners to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 35 miles from the central downtown business district of the City of Houston, the success of development within the District and growth of the District’s taxable property values are, to a great extent, a function of the greater Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston or a decline in the nation’s real estate and financial markets could adversely affect development and home-building plans in the District and restrain the growth of or reduce the District’s property tax base.

Increase in Costs of Building Materials

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

Competition

The demand for and construction of single-family homes in the District, which is 35 miles from downtown Houston, could be affected by competition from other developments, including other residential developments located in the western and northwestern portion of the Houston area market. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District. Such homes could represent additional competition for new homes proposed to be sold within the District.

The competitive position of the Developers and the homebuilders in the sale of single-family residential homes within the District is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developers, their affiliates or builders will be implemented or, if implemented, will be successful.

Landowner Obligation to the District

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

Possible Impact on District Tax Rates

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2025 Taxable Assessed Valuation is \$531,089,347 (\$484,248,118 of certified value and \$46,841,229 of uncertified value). After issuance of the Bonds, the maximum annual debt service requirement will be \$5,713,635 (2027), and the average annual debt service requirement will be \$4,336,987 (2026-2051 inclusive). Assuming no increase or decrease from the 2025 Taxable Assessed Valuation of \$531,089,347, the issuance of no additional debt, and no other funds available for the payment of debt service, tax rates of \$1.14 and \$0.86 and per \$100 of taxable assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively. The Estimated Taxable Assessed Valuation as of August 1, 2025, is \$582,960,696, which reduces the above calculations to \$1.04 and \$0.79 per \$100 of taxable assessed valuation, respectively. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds and the Outstanding Bonds based upon the Estimated Taxable Assessed Valuation as of August 1, 2025, the District can make no representations regarding the future level of assessed valuation within the District. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements" and "TAX DATA—Tax Adequacy for Debt Service."

No representation or suggestion is made that the uncertified portion of the 2025 Taxable Assessed Valuation or the Estimated Taxable Assessed Valuation as of August 1, 2025, provided by the Appraisal District for the District, will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment. See "TAXING PROCEDURES."

Potential Effects of Oil Price Fluctuations on the Houston Area

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

Extreme Weather

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

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

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase 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) Flood: Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

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

Tax Collections Limitations and Foreclosure Remedies

The District’s ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other 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, or (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED—Overlapping Taxes”), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers’ right to redeem property within two years of foreclosure for residential and agricultural use property and six months for other property). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor’s confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid.

Registered Owners' Remedies and Bankruptcy Limitations

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

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 931-946. The filing of such petition would automatically stay the enforcement of Registered Owner's remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

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

A district may not be forced into bankruptcy involuntarily.

Future Debt

The District's voters have authorized the issuance of \$205,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer and drainage facilities and refunding such bonds, \$35,000,000 principal amount of unlimited tax bonds for road facilities and refunding such bonds, and \$23,000,000 principal amount of unlimited tax bonds for purchasing or constructing park and recreational facilities and refunding such bonds, and could authorize additional amounts. After the issuance of the Bonds, \$147,220,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities and for refunding such bonds, \$13,080,000 principal amount of unlimited tax bonds for road facilities and for refunding such bonds, and all of the unlimited tax bonds authorized for park and recreational facilities and for refunding such bonds will remain authorized but unissued. In addition, voters may authorize the issuance of additional bonds secured by ad valorem taxes. The issuance of additional obligations may increase the District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds.

To date, the Developers have advanced certain funds for construction of facilities for which they have not been reimbursed. After reimbursements to the Developers with Bond proceeds, the District will continue to owe the Developers approximately \$36,400,000 plus interest for funds advanced to construct water, sewer and drainage facilities, and roads. The District intends to issue additional bonds in order to reimburse the Developers for the current amount outstanding and to develop the remainder of undeveloped but developable land (approximately 29 acres). The District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. Further, the principal amount of unlimited tax bonds issued by the District for constructing and/or acquiring park and recreational facilities may not exceed one percent (1%) of the District's certified taxable assessed valuation, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent (1%) but not three percent (3%) of the value of the taxable property in the District. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board of the District and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities and park and recreational facilities, but not road facilities, must be approved by the TCEQ.

In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District. See "THE BONDS— Issuance of Additional Debt."

Environmental Regulations

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

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

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

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

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

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

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

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

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

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

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

The 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.

Marketability of the Bonds

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

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.

Continuing Compliance with Certain Covenants

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

Risk Factors Related to the Purchase of Municipal Bond Insurance

The Underwriter has entered into an agreement with Assured Guaranty Inc. (“AG” or the “Insurer”) for the purchase of a municipal bond insurance policy (the “Policy”). At the time of entering into the agreement, the Insurer was rated “AA” (stable outlook) by S&P and “A1” (stable outlook) by Moody’s. See “MUNICIPAL BOND INSURANCE.”

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

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

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

LEGAL MATTERS

Legal Proceedings

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

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

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

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

No Material Adverse Change

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

No-Litigation Certificate

The District will furnish the Underwriter a certificate, executed by both the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that there is not pending, and to their knowledge, there is not threatened, any litigation affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices, and that no additional bonds or other indebtedness have been issued since the date of the statement of indebtedness or nonencumbrance certificate submitted to the Attorney General of Texas in connection with approval of the Bonds.

TAX MATTERS

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

Tax Exemption

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

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

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

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

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

Not Qualified Tax-Exempt Obligations

The District has not designated the Bonds "qualified tax-exempt obligations" for financial institutions.

Additional Federal Income Tax Considerations

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

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

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

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

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

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

Tax Accounting Treatment of Original Issue Discount: If the issue price of any maturity the Bonds is less than the stated redemption price payable at maturity of such Bonds (the “OID Bonds”), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions “—Tax Exemption,” “—Additional Federal Income Tax Considerations—Collateral Tax Consequences” and “—Tax Legislative Changes” generally apply and should be considered in connection with the discussion in this portion of the OFFICIAL STATEMENT.

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

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

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

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

Tax Legislative Changes

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

MUNICIPAL BOND RATING

S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC, (“S&P”) has assigned a municipal bond insured rating of “AA” (stable outlook) and Moody’s Investors Service, Inc. (“Moody’s”) is expected to assign a municipal bond insured rating of “A1” (stable outlook), respectively, to the Bonds with the understanding that, upon issuance and delivery of the Bonds, a Policy ensuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Inc. (“AG” or the “Insurer”). Moody’s has also assigned an underlying rating of “Baa2” to the Bonds. An explanation of the ratings may be obtained from S&P and Moody’s. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance,” “MUNICIPAL BOND INSURANCE” and “APPENDIX B.”

MUNICIPAL BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. (“AG” or the “Insurer”) will issue its municipal bond insurance policy (the “Policy”) for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as APPENDIX B to this OFFICIAL STATEMENT.

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

Assured Guaranty Inc.

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. (“AGL” and together with its subsidiaries, “Assured Guaranty”), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol “AGO.” AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG’s financial strength is rated “AA” (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”), “AA+” (stable outlook) by Kroll Bond Rating Agency, Inc. (“KBRA”) and “A1” (stable outlook) by Moody’s Investors Service, Inc. (“Moody’s”). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG’s long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AG on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of AG (“AGM”), merged with and into AG, with AG as the surviving company (such transaction, the “Merger”). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of AG.

Current Financial Strength Ratings

On August 4, 2025, KBRA announced that it had affirmed AG’s insurance financial strength rating of “AA+” (stable outlook).

On June 30, 2025, S&P announced that it had affirmed AG’s financial strength rating of “AA” (stable outlook).

On July 10, 2024, Moody’s, following Assured Guaranty’s announcement of the Merger, announced that it had affirmed AG’s insurance financial strength rating of “A1” (stable outlook).

AG can give no assurance as to any further ratings action that S&P, Moody’s and/or KBRA may take. For more information regarding AG’s financial strength ratings and the risks relating thereto, see AGL’s Annual Report on Form 10-K for the fiscal year ended December 31, 2024.

Capitalization of AG

At June 30, 2025:

- The policyholders' surplus of AG was approximately \$3,514 million.
- The contingency reserve of AG was approximately \$1,453 million.
- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately \$2,437 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG and (ii) the net unearned premium reserves and net deferred ceding commissions of AG's wholly owned subsidiary Assured Guaranty UK Limited ("AGUK"), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA ("AGE").

The policyholders' surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the "SEC") that relate to AG are incorporated by reference into this OFFICIAL STATEMENT and shall be deemed to be a part hereof:

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2024 (filed by AGL with the SEC on February 28, 2025); and
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 (filed by AGL with the SEC on May 9, 2025); and
- (iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2025 (filed by AGL with the SEC on August 8, 2025).

All information relating to AG included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8 K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this OFFICIAL STATEMENT and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at <http://www.sec.gov>, at AGL's website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this OFFICIAL STATEMENT.

Any information regarding AG included herein under the caption "MUNICIPAL BOND INSURANCE—Assured Guaranty Inc." or included in a document incorporated by reference herein (collectively, the "AG Information") shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this OFFICIAL STATEMENT, except as so modified or superseded.

Miscellaneous Matters

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

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

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

Financial Advisor

Masterson Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the OFFICIAL STATEMENT, including the OFFICIAL NOTICE OF SALE and the OFFICIAL BID FORM for the sale of the Bonds. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this OFFICIAL STATEMENT. The Financial Advisor has reviewed the information in this OFFICIAL STATEMENT in accordance with, and as a part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

In approving this OFFICIAL STATEMENT, the District has relied upon the following consultants.

Tax Assessor/Collector: The information contained in this OFFICIAL STATEMENT relating to the breakdown of the District's historical assessed value and principal taxpayers, including particularly such information contained in the section entitled "TAX DATA" has been provided Utility Tax Service, LLC and is included herein in reliance upon the authority of such firm as an expert in assessing property values and collecting taxes.

Engineer: The information contained in this OFFICIAL STATEMENT relating to engineering and to the description of the System and, in particular that information included in the sections entitled "THE DISTRICT" and "THE SYSTEM" has been provided by Pape-Dawson Engineers and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Auditor: The District's financial statements for the year ended December 31, 2024, were audited by McCall Gibson Swedlund Barfoot PLLC See "APPENDIX A" for a copy of the District's December 31, 2024, financial statements.

Bookkeeper: The information related to the "unaudited" summary of the District's General Operating Fund as it appears in "THE WATER, WASTEWATER AND DRAINAGE SYSTEM—Water and Wastewater Operations" has been provided by Myrtle Cruz, Inc. and is included herein in reliance upon the authority of such firm as experts in the tracking and managing the various funds of municipal utility districts.

Updating the Official Statement

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

Certification of Official Statement

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

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain financial information and operating data to the MSRB through EMMA. 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 "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)," except for Estimated Overlapping Debt, "TAX DATA," and in APPENDIX A (Financial Statements of the District). The District will update and provide this information within six months after the end of each fiscal year ending in or after 2025. Any financial statements so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable period to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

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

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other 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 to a decision to purchase or sell Bonds; (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" 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 meanings ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from the MSRB

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

Limitations and Amendments

The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects; nor has the District agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Registered 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 the changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the Registered Owners of a majority in aggregate principal amount of the 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 Registered and Beneficial Owners of the Bonds. The District may amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the Underwriter 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 its prior continuing disclosure agreements made in accordance with SEC Rule 15c2-12.

MISCELLANEOUS

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

/s/ Russell Daniels
President, Board of Directors

ATTEST:

/s/ Zamara Garcia
Vice President, Board of Directors

AERIAL LOCATION MAP
(As of August 2025)

**HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT No. 558**

GRAND PKWY

PHOTOGRAPHS OF THE DISTRICT
(As of August 2025)













APPENDIX A

Financial Statement of the District for the fiscal year ended December 31, 2024

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2024

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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

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

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Harris County Municipal Utility District No. 558
Harris County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 558 (the "District") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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

McCall Gibson Swedlund Barfoot Ellis PLLC

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

March 27, 2025

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

Management's discussion and analysis of Harris County Municipal Utility District No. 558's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2024. Please read it in conjunction with the District's financial statements.

USING THIS ANNUAL REPORT

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

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

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

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for customer service revenues, property tax revenues, operating costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

FUND FINANCIAL STATEMENTS (Continued)

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

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

NOTES TO THE FINANCIAL STATEMENTS

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

OTHER INFORMATION

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, liabilities and deferred inflows of resources exceeded assets by \$28,121,576 as of December 31, 2024. The following is a comparative analysis of government-wide changes in net position:

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2024	2023	Change Positive (Negative)
Current Assets	\$ 12,280,883	\$ 9,941,165	\$ 2,339,718
Capital Assets (Net of Depreciation)	<u>45,519,235</u>	<u>32,842,578</u>	<u>12,676,657</u>
Total Assets	<u>\$ 57,800,118</u>	<u>\$ 42,783,743</u>	<u>\$ 15,016,375</u>
Due to Developers	\$ 12,634,292	\$ 9,063,048	\$ (3,571,244)
Bonds Payable	65,994,237	54,720,398	(11,273,839)
Other Liabilities	<u>1,725,874</u>	<u>1,239,424</u>	<u>(486,450)</u>
Total Liabilities	<u>\$ 80,354,403</u>	<u>\$ 65,022,870</u>	<u>\$ (15,331,533)</u>
Deferred Inflows of Resources	<u>\$ 5,567,291</u>	<u>\$ 5,136,405</u>	<u>\$ (430,886)</u>
Net Position:			
Net Investment in Capital Assets	\$ (32,802,803)	\$ (30,131,082)	\$ (2,671,721)
Restricted	1,122,779	553,788	568,991
Unrestricted	<u>3,558,448</u>	<u>2,201,762</u>	<u>1,356,686</u>
Total Net Position	<u>\$ (28,121,576)</u>	<u>\$ (27,375,532)</u>	<u>\$ (746,044)</u>

The following table provides a summary of the District's operations for the years ended December 31, 2024 and December 31, 2023.

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 5,167,096	\$ 3,608,185	\$ 1,558,911
Charges for Services	2,311,628	1,711,722	599,906
Other Revenues	<u>345,757</u>	<u>214,966</u>	<u>130,791</u>
Total Revenues	<u>\$ 7,824,481</u>	<u>\$ 5,534,873</u>	<u>\$ 2,289,608</u>
Expenses for Services	<u>8,570,525</u>	<u>13,392,566</u>	<u>4,822,041</u>
Change in Net Position	\$ (746,044)	\$ (7,857,693)	\$ 7,111,649
Net Position, Beginning of Year	<u>(27,375,532)</u>	<u>(19,517,839)</u>	<u>(7,857,693)</u>
Net Position, End of Year	<u>\$ (28,121,576)</u>	<u>\$ (27,375,532)</u>	<u>\$ (746,044)</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2024

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of December 31, 2024, were \$5,797,416, an increase of \$1,583,805 from the prior year.

The General Fund fund balance increased by \$1,361,558, primarily due to property tax and service revenues in addition to developer advances exceeding operating and capital costs.

The Debt Service Fund fund balance increased by \$725,542, primarily due to the structure of the District's outstanding debt service requirements and the receipt of capitalized interest from the sale of Series 2024 Bonds.

The Capital Projects Fund fund balance decreased by \$503,295, primarily due to the use of prior year bond proceeds and proceeds from the sale of Series 2024 Bonds during the current fiscal year to fund current year capital costs.

GENERAL FUND BUDGETARY HIGHLIGHTS

The District adopts an unappropriated budget each year. Actual revenues were \$495,100 more than budgeted revenues, actual expenditures were \$562,496 more than budgeted expenditures and unbudgeted transfers and developer advances were \$173,749 and \$393,955, respectively. This resulted in a total positive budget variance of \$500,308. See the budget to actual comparison for more information.

CAPITAL ASSETS

Capital assets as of December 31, 2024, total \$45,519,235 (net of accumulated depreciation) and include land, water, wastewater and drainage systems as well as water and wastewater capacity fees paid to Harris County Municipal Utility District No. 542.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2024	2023	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 5,298,003	\$ 4,701,236	\$ 596,767
Construction in Progress	195,865	144,938	50,927
Capital Assets, Net of Accumulated Depreciation:			
Water System	4,896,344	1,911,891	2,984,453
Wastewater System	5,505,284	4,106,370	1,398,914
Drainage System	23,392,946	16,362,341	7,030,605
Capacity in Joint Facilities	6,230,793	5,615,802	614,991
Total Net Capital Assets	<u>\$ 45,519,235</u>	<u>\$ 32,842,578</u>	<u>\$ 12,676,657</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

LONG-TERM DEBT

As of December 31, 2024, the District had total bond debt of \$65,925,000. The changes in the debt position of the District during the fiscal year ended December 31, 2024, are as follows:

Bond Debt Payable, January 1, 2024	\$ 54,585,000
Add: Bond Sale	12,500,000
Less: Bond Principal Paid	<u>1,160,000</u>
Bond Debt Payable, December 31, 2024	<u>\$ 65,925,000</u>

The District's Unlimited Tax Bonds, Series 2020, Unlimited Tax Road Bonds, Series 2020, and Unlimited Tax Bonds, Series 2021 are not rated. The Series 2022, Series 2023 Road, Series 2023, Series 2023A Road and Series 2024 Bonds have an underlying rating of "Baa2". The Series 2021 Road Bonds, Series 2022 Bonds, Series 2023 Bonds and Series 2024 Bonds carry an insured rating from Standard and Poor's of "AA" by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2023 Road Bonds and the Series 2023A Road Bonds carry an insured rating from Standard and Poor's of "AA" by virtue of bond insurance issued by Assured Guaranty. The ratings above reflect all rating changes of bond insurers through December 31, 2024.

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 558, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>
ASSETS		
Cash	\$ 778,786	\$ 909,860
Investments	3,179,940	1,937,240
Receivables:		
Property Taxes	1,044,071	3,543,306
Service Accounts	249,391	
Builder Damages	29,015	
Due from Other Funds	153,677	
Prepaid Costs	59,139	
Advance for Water Plant Operations	123,682	
Advance for Wastewater Treatment		
Plant Operations	114,636	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	<u>\$ 5,732,337</u>	<u>\$ 6,390,406</u>

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 10,442	\$ 1,699,088	\$	\$ 1,699,088
301,375	5,418,555		5,418,555
	4,587,377		4,587,377
	249,391		249,391
	29,015		29,015
	153,677	(153,677)	
	59,139		59,139
	123,682		123,682
	114,636		114,636
		5,298,003	5,298,003
		195,865	195,865
		40,025,367	40,025,367
<u>\$ 311,817</u>	<u>\$ 12,434,560</u>	<u>\$ 45,365,558</u>	<u>\$ 57,800,118</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>
LIABILITIES		
Accounts Payable	\$ 492,318	\$
Accrued Interest Payable		
Due to Developer		
Due to Other Funds		138,177
Due to Taxpayers		7,580
Security Deposits	403,777	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	<u>\$ 896,095</u>	<u>\$ 145,757</u>
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	<u>\$ 1,269,092</u>	<u>\$ 4,308,374</u>
FUND BALANCES		
Nonspendable:		
Prepaid Costs	\$ 59,139	\$
For Water Plant Operations	123,682	
For Wastewater Treatment Plant Operations	114,636	
Restricted for Authorized Construction		
Restricted for Debt Service		1,936,275
Unassigned	<u>3,269,693</u>	
TOTAL FUND BALANCES	<u>\$ 3,567,150</u>	<u>\$ 1,936,275</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 5,732,337</u>	<u>\$ 6,390,406</u>
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 2,326	\$ 494,644	\$	\$ 494,644
		819,873	819,873
		12,634,292	12,634,292
15,500	153,677	(153,677)	
	7,580		7,580
	403,777		403,777
		2,095,000	2,095,000
		63,899,237	63,899,237
<u>\$ 17,826</u>	<u>\$ 1,059,678</u>	<u>\$ 79,294,725</u>	<u>\$ 80,354,403</u>
<u>\$ -0-</u>	<u>\$ 5,577,466</u>	<u>\$ (10,175)</u>	<u>\$ 5,567,291</u>
\$	\$ 59,139	\$ (59,139)	\$
	123,682	(123,682)	
	114,636	(114,636)	
293,991	293,991	(293,991)	
	1,936,275	(1,936,275)	
	3,269,693	(3,269,693)	
<u>\$ 293,991</u>	<u>\$ 5,797,416</u>	<u>\$ (5,797,416)</u>	<u>\$ -0-</u>
<u>\$ 311,817</u>	<u>\$ 12,434,560</u>		
		\$ (32,802,803)	\$ (32,802,803)
		1,122,779	1,122,779
		3,558,448	3,558,448
		<u>\$ (28,121,576)</u>	<u>\$ (28,121,576)</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2024

Total Fund Balances - Governmental Funds	\$	5,797,416
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in the governmental funds.		45,519,235
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Deferred inflows of resources related to property tax revenues for the 2023 and prior tax levies became part of recognized revenue in the governmental activities of the District.		10,175
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (12,634,292)	
Accrued Interest Payable	(819,873)	
Bonds Payable	<u>(65,994,237)</u>	<u>(79,448,402)</u>

Total Net Position - Governmental Activities	\$	<u>(28,121,576)</u>
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The accompanying notes to the financial
statements are an integral part of this report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2024

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 1,841,571	\$ 3,330,843
Water Service	515,513	
Wastewater Service	703,540	
Regional Water Authority Fees	456,144	
Penalty and Interest	20,310	33,208
Tap Connection and Inspection Fees	582,913	
Miscellaneous Revenues	190,109	128,979
TOTAL REVENUES	<u>\$ 4,310,100</u>	<u>\$ 3,493,030</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 213,909	\$ 12,624
Contracted Services	571,846	67,270
Purchased Water Service	660,034	
Purchased Wastewater Service	493,798	
Purchased Drainage Service	30,246	
Utilities	7,408	
Repairs and Maintenance	741,887	
Depreciation		
Other	438,776	8,140
Developer Interest		
Capital Outlay	358,342	
Debt Service:		
Bond Issuance Costs		
Bond Principal		1,160,000
Bond Interest		2,039,804
TOTAL EXPENDITURES/EXPENSES	<u>\$ 3,516,246</u>	<u>\$ 3,287,838</u>
EXCESS (DEFICIENCY) OF REVENUES OVER		
EXPENDITURES/EXPENSES	<u>\$ 793,854</u>	<u>\$ 205,192</u>
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	\$ 173,749	\$
Bond Discounts		
Bond Premiums		
Developer Advances	393,955	
Proceeds From Issuance of Long-Term Debt		520,350
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 567,704</u>	<u>\$ 520,350</u>
NET CHANGE IN FUND BALANCES	\$ 1,361,558	\$ 725,542
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - JANUARY 1, 2024	<u>2,205,592</u>	<u>1,210,733</u>
FUND BALANCES/NET POSITION - DECEMBER 31, 2024	<u><u>\$ 3,567,150</u></u>	<u><u>\$ 1,936,275</u></u>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 5,172,414	\$ (5,318)	\$ 5,167,096
	515,513		515,513
	703,540		703,540
	456,144		456,144
	53,518		53,518
	582,913		582,913
26,669	345,757		345,757
<u>\$ 26,669</u>	<u>\$ 7,829,799</u>	<u>\$ (5,318)</u>	<u>\$ 7,824,481</u>
\$ 7,207	\$ 233,740	\$	\$ 233,740
	639,116		639,116
	660,034		660,034
	493,798		493,798
	30,246		30,246
	7,408		7,408
	741,887		741,887
		984,618	984,618
500	447,416		447,416
1,147,914	1,147,914		1,147,914
10,125,643	10,483,985	(10,483,985)	
993,146	993,146		993,146
	1,160,000	(1,160,000)	
	2,039,804	151,398	2,191,202
<u>\$ 12,274,410</u>	<u>\$ 19,078,494</u>	<u>\$ (10,507,969)</u>	<u>\$ 8,570,525</u>
<u>\$ (12,247,741)</u>	<u>\$ (11,248,695)</u>	<u>\$ 10,502,651</u>	<u>\$ (746,044)</u>
\$ (173,749)	\$	\$	\$
(229,244)	(229,244)	229,244	
167,789	167,789	(167,789)	
	393,955	(393,955)	
11,979,650	12,500,000	(12,500,000)	
<u>\$ 11,744,446</u>	<u>\$ 12,832,500</u>	<u>\$ (12,832,500)</u>	<u>\$ -0-</u>
\$ (503,295)	\$ 1,583,805	\$ (1,583,805)	\$
		(746,044)	(746,044)
797,286	4,213,611	(31,589,143)	(27,375,532)
<u>\$ 293,991</u>	<u>\$ 5,797,416</u>	<u>\$ (33,918,992)</u>	<u>\$ (28,121,576)</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Net Change in Fund Balances - Governmental Funds	\$	1,583,805
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenue when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.		(5,318)
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Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded.		(984,618)
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Governmental funds report bond discounts and bond premiums as other financing sources and uses in the year paid. However, in the Statement of Net Position, the bond discounts and premiums are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.		61,455
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Governmental funds report bond proceeds as other financing sources. In the government-wide statements, the issuance of long-term debt increases liabilities in the Statement of Net Position and does not affect the Statement of Activities.		(12,500,000)
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.		1,160,000
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Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases or the related developer liability is reduced.		10,483,985
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Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(151,398)
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Governmental funds report developer advances as other financing sources. However, in the Statement of Net Position, developer advances are recorded as a liability.		(393,955)
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Change in Net Position - Governmental Activities	\$	<u>(746,044)</u>
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The accompanying notes to the financial
statements are an integral part of this report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1. CREATION OF DISTRICT

Harris County Municipal Utility District No. 558, of Harris County, Texas, was created on February 11, 2019, by an Order of the Texas Commission on Environmental Quality (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, security and to construct roads and parks and recreational facilities for the residents of the District. The Board of Directors held its first meeting on February 11, 2019 and the first bonds were sold on September 24, 2020.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

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

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

Financial Statement Presentation

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

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

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

Fund Financial Statements

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

Governmental Fund

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements (Continued)

General Fund - To account for customer service revenues, property tax revenues, operating costs and general expenditures.

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

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

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectible within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due. The 2024 tax levy has been fully deferred to meet operating expenditures of the 2025 fiscal year.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of December 31, 2024, the Debt Service Fund owes the General Fund \$138,177 for maintenance tax collections and the Capital Projects Fund owes the General Fund \$15,500 for water plant phase 4 improvements and bond issuance costs. The Capital Projects Fund transferred \$173,749 to the General Fund to reimburse for bond issuance costs expensed in the prior year.

Capital Assets

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets (Continued)

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
Joint Facilities	40

Budgeting

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

Pensions

A pension plan has not been established. The District does not have employees, except that the Internal Revenue Service has determined that the directors are considered "employees" for federal payroll tax purposes only.

Measurement Focus

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

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

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

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

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

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

Unassigned: all other spendable amounts in the General Fund.

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

Accounting Estimates

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

NOTE 3. LONG-TERM DEBT

The following is a summary of transactions regarding the changes in bonds payable for the year ended December 31, 2024:

	January 1, 2024	Additions	Retirements	December 31, 2024
Bonds Payable	\$ 54,585,000	\$ 12,500,000	\$ 1,160,000	\$ 65,925,000
Unamortized Discounts	(559,213)	(229,244)	(25,152)	(763,305)
Unamortized Premiums	694,611	167,789	29,858	832,542
Bonds Payable, Net	<u>\$ 54,720,398</u>	<u>\$ 12,438,545</u>	<u>\$ 1,164,706</u>	<u>\$ 65,994,237</u>
			Amount Due Within One Year	\$ 2,095,000
			Amount Due After One Year	<u>63,899,237</u>
			Bonds Payable, Net	<u>\$ 65,994,237</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2020	Series 2020 Road	Series 2021 Road
Amount Outstanding – December 31, 2024	\$ 6,380,000	\$ 3,660,000	\$ 3,590,000
Interest Rates	1.90% - 3.10%	2.00% - 3.125%	2.25% - 4.75%
Maturity Dates – Serially Beginning/Ending	September 1, 2025/2045	September 1, 2025/2045	September 1, 2025/2046
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2025*	September 1, 2025*	September 1, 2026*

	Series 2021	Series 2022	Series 2023 Road
Amount Outstanding – December 31, 2024	\$ 2,355,000	\$ 14,440,000	\$ 9,000,000
Interest Rates	1.40% - 3.00%	4.00% - 5.00%	4.125% - 5.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2025/2046	September 1, 2025/2047	September 1, 2025/2049
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2027*	September 1, 2028*	September 1, 2029*

* At the option of the District as a whole or in part on the call option date or any date thereafter, at par plus accrued interest to the date of redemption. Series 2020 term bonds due September 1, 2036, 2038, 2040, 2042, and 2045, are subject to mandatory redemption beginning September 1, 2035, 2037, 2039, 2041, and 2043, respectively. Series 2020 Road term bonds due September 1, 2036 are subject to mandatory redemption beginning September 1, 2035. Series 2021 Road term bonds due September 1, 2040, 2042, 2044, and 2046 are subject to mandatory redemption beginning September 1, 2039, 2041, 2043, and 2045, respectively. Series 2021 term bonds due September 1, 2041 and 2046 are subject to mandatory redemption beginning September 1, 2039 and 2042, respectively. Series 2022 term bonds due September 1, 2044 and 2047 are subject to mandatory redemption beginning September 1, 2043 and 2045, respectively. Series 2023 Road term bonds due September 1, 2044, 2046, and 2049 are subject to mandatory redemption beginning September 1, 2043, 2045, and 2047 respectively.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2023	Series 2023A Road	Series 2024
Amount Outstanding – December 31, 2024	\$ 9,000,000	\$ 5,000,000	\$ 12,500,000
Interest Rates	3.00% - 5.50%	4.00% - 6.50%	4.00% - 6.50%
Maturity Dates – Serially Beginning/Ending	September 1, 2025/2049	September 1, 2025/2049	March 1, 2027/2050
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2029*	September 1, 2029*	March 1, 2031*

At the option of the District as a whole or in part on the call option date or any date thereafter, at par plus accrued interest to the date of redemption. Series 2023 term bonds due September 1, 2044, 2047, and 2049 are subject to mandatory redemption beginning September 1, 2043, 2046, and 2048, respectively. Series 2023A Road term bonds due September 1, 2049 are subject to mandatory redemption beginning September 1, 2047.

As of December 31, 2024, the debt service requirements on the outstanding bonds were as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 2,095,000	\$ 2,520,153	\$ 4,615,153
2026	2,110,000	2,457,895	4,567,895
2027	2,420,000	2,358,285	4,778,285
2028	2,455,000	2,253,283	4,708,283
2029	2,485,000	2,148,813	4,633,813
2030-2034	12,950,000	9,253,314	22,203,314
2035-2039	13,925,000	6,846,955	20,771,955
2040-2044	15,170,000	4,167,512	19,337,512
2045-2049	11,470,000	1,359,709	12,829,709
2050	845,000	16,900	861,900
	<u>\$ 65,925,000</u>	<u>\$ 33,382,819</u>	<u>\$ 99,307,819</u>

As of December 31, 2024, the District had authorized but unissued tax bonds in the amount of \$158,650,000 for utility facilities and refunding purposes, \$23,000,000 for recreational facilities and refunding purposes and \$13,080,000 for road facilities and refunding purposes. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitations as to rate or amount.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

During the year ended December 31, 2024, the District levied an ad valorem water, sewer, and drainage debt service tax rate of \$0.57 per \$100 of assessed valuation and an ad valorem road debt service tax rate of \$0.365 per \$100 of assessed valuation, which resulted in a tax levy of \$4,301,998 on the adjusted taxable valuation of \$460,106,756 for the 2024 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy. All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS

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

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

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$1,699,088 and the bank balance was \$1,308,157. Of the bank balance, \$1,213,078 was covered by a combination of federal depository insurance, sweep account arrangements and pledged collateral held by a third-party institution in the District's name. The remaining balance of \$95,079 was unsecured. On January 2, 2025, subsequent to year end, collateral was pledged to adequately cover the bank balances in excess of federal depository insurance.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at December 31, 2024, as listed below:

	Cash
GENERAL FUND	\$ 778,786
DEBT SERVICE FUND	909,860
CAPITAL PROJECTS FUND	<u>10,442</u>
TOTAL DEPOSITS	<u>\$ 1,699,088</u>

Investments

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

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District invests in the Texas Short Term Asset Reserve Program (“TexSTAR”), an external public funds investment pool that is not SEC-registered. J. P. Morgan Investment Management Inc. provides investment management and Hilltop Securities Inc., provides participant services and marketing under an agreement with the TexSTAR Board of Directors. Custodial, fund accounting and depository services are provided by JPMorgan Chase Bank, N.A. and/or its subsidiary J.P. Morgan Investors Services Co. Investments held by TexSTAR are marked to market daily. The investments are considered to be Level I investments because their fair value is measured by quoted prices in active markets. The fair value of the District’s position in the pool is the same as the value of the pool shares. There are no limitations or restrictions on withdrawals from TexSTAR.

As of December 31, 2024, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexSTAR	\$ 3,179,940	\$ 3,179,940
<u>DEBT SERVICE FUND</u>		
TexSTAR	1,937,240	1,937,240
<u>CAPITAL PROJECTS FUND</u>		
TexSTAR	301,375	301,375
TOTAL INVESTMENTS	<u>\$ 5,418,555</u>	<u>\$ 5,418,555</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At December 31, 2024, the District’s investments in TexSTAR were rated AAAm by Standard and Poor’s.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers its investments in TexSTAR to have maturities of less than one year due to the fact the share positions can usually be redeemed each day at the discretion of the District unless there have been significant changes in value.

Restrictions – All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the acquisition or construction of facilities and related costs.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024 is as follows:

	January 1, 2024	Increases	Decreases	December 31, 2024
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 4,701,236	\$ 596,767	\$	\$ 5,298,003
Construction in Progress	<u>144,938</u>	<u>13,661,275</u>	<u>13,610,348</u>	<u>195,865</u>
Total Capital Assets Not Being Depreciated	<u>\$ 4,846,174</u>	<u>\$ 14,258,042</u>	<u>\$ 13,610,348</u>	<u>\$ 5,493,868</u>
Capital Assets Subject to Depreciation				
Water System	\$ 2,085,218	\$ 3,092,011	\$	\$ 5,177,229
Wastewater System	4,467,943	1,571,911		6,039,854
Drainage Facilities	17,743,633	7,599,258		25,342,891
Capacity in Joint Facilities	<u>6,076,811</u>	<u>750,401</u>		<u>6,827,212</u>
Total Capital Assets at Historical Cost Subject to Depreciation	<u>\$ 30,373,605</u>	<u>\$ 13,013,581</u>	<u>\$ -0-</u>	<u>\$ 43,387,186</u>
Less Accumulated Depreciation				
Water System	\$ 173,327	\$ 107,558	\$	\$ 280,885
Wastewater System	361,573	172,997		534,570
Drainage Facilities	1,381,292	568,653		1,949,945
Capacity in Joint Facilities	<u>461,009</u>	<u>135,410</u>		<u>596,419</u>
Total Accumulated Depreciation	<u>\$ 2,377,201</u>	<u>\$ 984,618</u>	<u>\$ -0-</u>	<u>\$ 3,361,819</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 27,996,404</u>	<u>\$ 12,028,963</u>	<u>\$ -0-</u>	<u>\$ 40,025,367</u>
Total Capital Assets, Net of Accumulated Depreciation	<u><u>\$ 32,842,578</u></u>	<u><u>\$ 26,287,005</u></u>	<u><u>\$ 13,610,348</u></u>	<u><u>\$ 45,519,235</u></u>

NOTE 7. MAINTENANCE TAX

On May 4, 2019, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. During the year ended December 31, 2024, the District levied an ad valorem maintenance tax rate of \$0.275 per \$100 assessed valuation, which resulted in an adjusted tax levy of \$1,265,293 on the adjusted taxable valuation of \$460,106,756 for the 2024 tax year. The 2024 tax levy has been fully deferred and is budgeted for use in fiscal year 2025.

On May 4, 2019, the voters of the District approved the levy and collection of a road maintenance tax not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District. This maintenance tax is to be used by the General Fund to pay expenditures of maintaining the District's roads. No road maintenance tax has been levied as of yet.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and construction of assets, errors and omissions and natural disasters for which the District carries commercial insurance. Settlements have not exceeded coverage in the past three years.

NOTE 9. UNREIMBURSED COSTS

The District has entered into certain financing and reimbursement agreements with Developers within the District which provide for the Developers to make payments on behalf of the District for various projects and operating advances. The District has an obligation to reimburse the Developers for these costs from future bond issues to the extent approved by the Commission. The District has recorded a liability to the Developers of \$12,634,292 for completed projects and operating advances as of December 31, 2024. The actual amounts owed, including developer interest, will be calculated at the time debt is issued to reimburse the Developers. The following table summarizes the current fiscal year activity related to unreimbursed developer costs for completed projects and operating advances:

Due to Developer, beginning of year	\$ 9,063,048
Additions	6,366,375
Reimbursements	<u>(2,795,131)</u>
Due to Developer, end of year	<u>\$ 12,634,292</u>

NOTE 10. JOINT FACILITIES

Effective August 1, 2018, Rosehill Reserve, Ltd., Beazer Homes Texas, L.P. and GP 344, LTD. (collectively, the “Developers”) and Harris County Municipal Utility District No. 542 (“MUD 542”) entered into a Utility Agreement (the “Agreement”) setting forth the terms pursuant to which MUD 542 would design, construct, and operate certain facilities to serve both MUD 542 and the District. The Agreement was amended on February 22, 2023. The Agreement provides for the contemplated construction of a water plant and wastewater treatment plant, each to be completed in four phases (collectively, the “Joint Facilities”). Construction costs are allocated based on each district’s proportionate share of capacity for each phase of the Joint Facilities. Upon completion of each phase of Joint Facility construction, MUD 542 shall own, operate, and maintain the Joint Facilities; provided, however, the District shall own an undivided, equitable interest in the applicable Joint Facility based on the District’s payment of its pro-rata share for design and construction thereof. The Agreement further: (i) provides for the financing of future construction or repair of the Joint Facilities and the associated funding responsibilities; and (ii) requires both MUD 542 and the District to pay its pro-rata share of the ongoing operation and maintenance costs of the Joint Facilities. To date, MUD 542 has completed the construction of Phases 1, 2 and 3 of the water plant, with Phase 4 of the water plant design approved, and Phases 1, 2 and 3 of the wastewater treatment plant is providing capacity to the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 10. JOINT FACILITIES (Continued)

consistent with the terms of the Agreement. Phase 4 of the wastewater treatment plant has been approved by the Commission. The final expansion, Phase 4, will be constructed when the capacity of the wastewater treatment plant reaches ninety percent (90%) of its rated design flow. The Agreement is for a 50-year term, unless otherwise terminated by mutual agreement of MUD 542 and the District prior thereto.

On December 19, 2019, the Beazer Homes Texas, L.P. and GP 344, Ltd. and the District executed an Assignment of the Agreement in which the District assumed the obligations and responsibilities of Beazer Homes Texas, L.P. and GP 344, Ltd. under the Agreement.

The Agreement requires that each district keep on deposit its proportionate share of an operation and maintenance reserve. The District has advanced \$123,682 for water plant operations and \$114,636 for wastewater plant operations in accordance with the Agreement. The District's share of joint facilities costs during the current year was \$660,034 for purchased water service and \$493,798 for purchased wastewater service.

The following summary financial data of MUD 542's Joint Water Facilities is presented for the fiscal year ended January 31, 2024. Copies of the financial statements can be obtained from MUD 542's attorney which is Allen Boone Humphries Robinson LLP.

	Joint Water Facilities
Total Assets	\$ 291,091
Total Liabilities	<u>53,018</u>
Total Fund Balance	<u>\$ 238,073</u>
Total Revenues	\$ 1,173,060
Total Expenditures	<u>1,173,060</u>
Excess (Deficiency) Revenues/Expenditures	\$ -0-
Increase in Reserve	97,810
Beginning Fund Balance	<u>140,263</u>
Ending Fund Balance	<u>\$ 238,073</u>

The following summary financial data of MUD 542's Joint Wastewater Treatment Facilities is presented for the fiscal year ended January 31, 2024. Copies of the financial statements can be obtained from MUD 542's attorney which is Allen Boone Humphries Robinson LLP.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 10. JOINT FACILITIES (Continued)

	Joint Wastewater Treatment Facilities
Total Assets	\$ 198,742
Total Liabilities	<u>22,310</u>
Total Fund Balance	<u>\$ 176,432</u>
Total Revenues	\$ 1,907,881
Total Expenditures	<u>1,907,881</u>
Excess (Deficiency)Revenue/Expenditures	\$ -0-
Increase in Reserve	124,070
Beginning Fund Balance	<u>52,362</u>
Ending Fund Balance	<u>\$ 176,432</u>

On April 25, 2024, MUD 542 and the District executed a Joint Drainage Agreement to define the rights, obligations and financial responsibilities of each district with respect to the operations and maintenance of the drainage channel. MUD 542 will invoice the District monthly for 52.6% of all operations and maintenance expenses of the drainage channel. The District's share of these costs during the current year was \$30,246.

NOTE 11. NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY

The District is located within the boundaries of the North Harris County Regional Water Authority (the "Authority"). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 2965 (the "Act"), as passed by the 75th Texas Legislature, in 1999. The Act empowers the Authority to charge a fee, based on the amount of water pumped from a well, to the owners of wells located within the boundaries of the Authority, unless exempted. As of December 31, 2024, the fees are \$2.60 per 1,000 gallons of water pumped from each well and \$3.05 per 1,000 gallons of surface water purchased. Purchased water costs paid to MUD 542 include the District's share of Authority fees.

NOTE 12. BOND SALE

On September 24, 2024, the District issued \$12,500,000 of Unlimited Tax Bonds, Series 2024. Proceeds from the bond sale were used to reimburse Developers for construction and engineering costs for the following: Amira Sections 4, 5, 6, 7, 9, 10 and 11 water, wastewater and drainage, Pinto Pass to Stone View Drive water, wastewater and drainage, offsite collection line and drainage channel and facilities serving Sorella Development, land costs, and lift station no. 1 emergency generator. Additional proceeds were used to pay for issuance costs of the bonds and capitalized interest.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 13. LEASE AGREEMENT

On July 10, 2024, the District entered into a lease agreement with AUC Group for a 135,000 GPD wastewater treatment plant. The initial term of this lease is 60 months. Monthly payments in the amount of \$25,950 are due for the 60-month term lease. Payments are due the first day of each month, the District has the option to purchase the wastewater treatment plant commencing on the 60th month, per a schedule in the lease agreement. As of the date of this report, the wastewater treatment plant is not in service. First and last month lease payments totaling \$51,900 have been recorded as a prepaid cost.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558

REQUIRED SUPPLEMENTARY INFORMATION

DECEMBER 31, 2024

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 1,810,000	\$ 1,841,571	\$ 31,571
Water Service	1,140,000	515,513	(624,487)
Wastewater Service	575,000	703,540	128,540
Regional Water Authority Fee		456,144	456,144
Penalty and Interest		20,310	20,310
Tap Connection and Inspection Fees	180,000	582,913	402,913
Miscellaneous Revenues	<u>110,000</u>	<u>190,109</u>	<u>80,109</u>
TOTAL REVENUES	<u>\$ 3,815,000</u>	<u>\$ 4,310,100</u>	<u>\$ 495,100</u>
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 230,250	\$ 213,909	\$ 16,341
Contracted Services	450,000	571,846	(121,846)
Purchased Water Service	755,000	660,034	94,966
Purchased Wastewater Service	340,000	493,798	(153,798)
Purchased Drainage Service	75,000	30,246	44,754
Utilities	5,500	7,408	(1,908)
Repairs and Maintenance	805,000	741,887	63,113
Other	293,000	438,776	(145,776)
Capital Outlay	<u></u>	<u>358,342</u>	<u>(358,342)</u>
TOTAL EXPENDITURES	<u>\$ 2,953,750</u>	<u>\$ 3,516,246</u>	<u>\$ (562,496)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 861,250</u>	<u>\$ 793,854</u>	<u>\$ (67,396)</u>
OTHER FINANCING SOURCES (USES)			
Transfer In (Out)	\$	\$ 173,749	\$ 173,749
Developer Advances	<u></u>	<u>393,955</u>	<u>393,955</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ -0-</u>	<u>\$ 567,704</u>	<u>\$ 567,704</u>
NET CHANGE IN FUND BALANCE	\$ 861,250	\$ 1,361,558	\$ 500,308
FUND BALANCE - JANUARY 1, 2024	<u>2,205,592</u>	<u>2,205,592</u>	<u></u>
FUND BALANCE - DECEMBER 31, 2024	<u>\$ 3,066,842</u>	<u>\$ 3,567,150</u>	<u>\$ 500,308</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558

SUPPLEMENTARY INFORMATION REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

DECEMBER 31, 2024

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
SERVICES AND RATES
FOR THE YEAR ENDED DECEMBER 31, 2024

1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:

<u> X </u>	Retail Water	<u> </u>	Wholesale Water	<u> X </u>	Drainage
<u> X </u>	Retail Wastewater	<u> </u>	Wholesale Wastewater	<u> </u>	Irrigation
<u> X </u>	Parks/Recreation	<u> </u>	Fire Protection	<u> X </u>	Security
<u> X </u>	Solid Waste/Garbage	<u> X </u>	Flood Control	<u> X </u>	Roads
<u> X </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u> </u>	Other (specify): _____				

2. RETAIL SERVICE PROVIDERS

a. RETAIL RATES FOR A 5/8" METER (OR EQUIVALENT):

Based on the rate order effective October 24, 2024.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ -0-	None	N	\$ 4.00	0,001 and up
WASTEWATER:	\$ 53.00	None	Y	N/A	N/A
SURCHARGE:					
Water Authority Fees			N	\$ 3.96	0,001 and up

District employs winter averaging for wastewater usage? X
Yes No

Total monthly charges per 10,000 gallons usage: Water: \$40.00 Wastewater: \$53.00 Surcharge: \$39.60

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
SERVICES AND RATES
FOR THE YEAR ENDED DECEMBER 31, 2024

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	<u>1,326</u>	<u>1,320</u>	x 1.0	<u>1,320</u>
1"	<u>2</u>	<u>2</u>	x 2.5	<u>5</u>
1½"	<u>1</u>	<u>1</u>	x 5.0	<u>5</u>
2"	<u>5</u>	<u>5</u>	x 8.0	<u>40</u>
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water Connections	<u>1,334</u>	<u>1,328</u>		<u>1,370</u>
Total Wastewater Connections	<u>1,328</u>	<u>1,322</u>	x 1.0	<u>1,322</u>

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

Gallons billed to customers:	132,490,000	Water Accountability Ratio: 100% (Gallons billed/Gallons purchased)
Total Gallons Purchased:	132,490,000	From: Harris County Municipal Utility District No. 542

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
SERVICES AND RATES
FOR THE YEAR ENDED DECEMBER 31, 2024

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes X No

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely Partly Not at all X

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

Entirely X Partly Not at all

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes No X

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED DECEMBER 31, 2024

PROFESSIONAL FEES:	
Auditing	\$ 16,250
Engineering	66,677
Legal	<u>130,982</u>
TOTAL PROFESSIONAL FEES	<u>\$ 213,909</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water Service	\$ 660,034
Purchased Wastewater Service	493,798
Purchased Drainage Service	<u>30,246</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 1,184,078</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 15,763
Operations and Billing	95,438
Security	82,827
Solid Waste Disposal	<u>377,818</u>
TOTAL CONTRACTED SERVICES	<u>\$ 571,846</u>
UTILITIES	<u>\$ 7,408</u>
REPAIRS AND MAINTENANCE	<u>\$ 741,887</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 22,100
Dues	750
Insurance	6,833
Office Supplies and Postage	2,373
Payroll Taxes	1,589
Travel and Meetings	15,080
Other	<u>3,778</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 52,503</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED DECEMBER 31, 2024

CAPITAL OUTLAY	\$ <u>358,342</u>
TAP CONNECTIONS	\$ <u>288,603</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 4,667
Permit Fees	2,475
Chemicals	18,283
Inspection Fees	66,515
Regulatory Assessment	<u>5,730</u>
TOTAL OTHER EXPENDITURES	\$ <u>97,670</u>
TOTAL EXPENDITURES	\$ <u>3,516,246</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
INVESTMENTS
DECEMBER 31, 2024

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexSTAR	XXXX0220	Varies	Daily	\$ 3,179,940	\$ -0-
<u>DEBT SERVICE FUND</u>					
TexSTAR	XXXX3330	Varies	Daily	\$ 1,360,522	\$
TexSTAR	XXXX3331	Varies	Daily	576,718	
TOTAL DEBT SERVICE FUND				\$ 1,937,240	\$ -0-
<u>CAPITAL PROJECTS FUND</u>					
TexSTAR	XXXX4440	Varies	Daily	\$ 300,911	\$
TexSTAR	XXXX4441	Varies	Daily	464	
TOTAL CAPITAL PROJECTS FUND				\$ 301,375	\$ -0-
TOTAL - ALL FUNDS				\$ 5,418,555	\$ -0-

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Maintenance Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -				
JANUARY 1, 2024	\$ 1,571,120		\$ 2,841,034	
Adjustments to Beginning Balance	<u>11,365</u>	\$ 1,582,485	<u>19,326</u>	\$ 2,860,360
Original 2024 Tax Levy	\$ 1,158,722		\$ 3,939,654	
Adjustment to 2024 Tax Levy	<u>106,571</u>	<u>1,265,293</u>	<u>362,344</u>	<u>\$ 4,301,998</u>
TOTAL TO BE ACCOUNTED FOR		\$ 2,847,778		\$ 7,162,358
TAX COLLECTIONS:				
Prior Year	\$ 1,578,687		\$ 2,853,983	
Current Year	<u>225,020</u>	<u>1,803,707</u>	<u>765,069</u>	<u>\$ 3,619,052</u>
TAXES RECEIVABLE - DECEMBER 31, 2024		<u>\$ 1,044,071</u>		<u>\$ 3,543,306</u>
TAXES RECEIVABLE BY YEAR:				
2024		\$ 1,040,273		\$ 3,536,929
2023		3,256		5,906
2022		<u>542</u>		<u>471</u>
TOTAL		<u>\$ 1,044,071</u>		<u>\$ 3,543,306</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
PROPERTY VALUATIONS:				
Land	\$ 121,385,846	\$ 104,359,012	\$ 57,121,488	\$ 42,449,387
Improvements	361,983,568	339,479,381	230,787,375	109,185,652
Personal Property	2,649,186	2,326,991	1,110,850	245,824
Exemptions	<u>(25,911,844)</u>	<u>(21,669,078)</u>	<u>(11,115,181)</u>	<u>(4,355,134)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 460,106,756</u>	<u>\$ 424,496,306</u>	<u>\$ 277,904,532</u>	<u>\$ 147,525,729</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.570	\$ 0.48	\$ 0.43	\$ 0.30
Road Debt Service	0.365	0.30	0.16	0.24
Maintenance	<u>0.275</u>	<u>0.43</u>	<u>0.68</u>	<u>0.81</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.210</u>	<u>\$ 1.21</u>	<u>\$ 1.27</u>	<u>\$ 1.35</u>
ADJUSTED TAX LEVY*	<u>\$ 5,567,291</u>	<u>\$ 5,136,405</u>	<u>\$ 3,529,271</u>	<u>\$ 1,991,597</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>17.78 %</u>	<u>99.82 %</u>	<u>99.97 %</u>	<u>100.00 %</u>

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

Maintenance Tax – Maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on May 4, 2019.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 0				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 200,000	\$ 174,655	\$	374,655
2026	205,000	170,855		375,855
2027	215,000	166,755		381,755
2028	225,000	162,455		387,455
2029	235,000	157,730		392,730
2030	245,000	152,560		397,560
2031	255,000	146,925		401,925
2032	260,000	140,805		400,805
2033	275,000	134,305		409,305
2034	285,000	127,155		412,155
2035	295,000	119,460		414,460
2036	305,000	111,200		416,200
2037	320,000	102,660		422,660
2038	330,000	93,060		423,060
2039	345,000	83,160		428,160
2040	360,000	72,810		432,810
2041	375,000	62,010		437,010
2042	390,000	50,760		440,760
2043	405,000	39,060		444,060
2044	420,000	26,505		446,505
2045	435,000	13,485		448,485
2046				
2047				
2048				
2049				
2050				
	<u>\$ 6,380,000</u>	<u>\$ 2,308,370</u>	<u>\$</u>	<u>8,688,370</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 0 R O A D				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 120,000	\$ 103,244	\$	223,244
2026	125,000	100,844		225,844
2027	130,000	98,219		228,219
2028	135,000	95,359		230,359
2029	140,000	92,254		232,254
2030	145,000	88,894		233,894
2031	150,000	85,269		235,269
2032	155,000	81,369		236,369
2033	160,000	77,184		237,184
2034	165,000	72,704		237,704
2035	170,000	67,919		237,919
2036	175,000	62,819		237,819
2037	185,000	57,569		242,569
2038	190,000	52,019		242,019
2039	195,000	46,319		241,319
2040	200,000	40,469		240,469
2041	210,000	34,469		244,469
2042	215,000	28,169		243,169
2043	225,000	21,719		246,719
2044	230,000	14,687		244,687
2045	240,000	7,500		247,500
2046				
2047				
2048				
2049				
2050				
	<u>\$ 3,660,000</u>	<u>\$ 1,328,998</u>	<u>\$</u>	<u>4,988,998</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 1 R O A D				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 115,000	\$ 88,175	\$	203,175
2026	120,000	82,712		202,712
2027	125,000	77,012		202,012
2028	130,000	74,200		204,200
2029	130,000	71,275		201,275
2030	135,000	68,350		203,350
2031	140,000	65,312		205,312
2032	145,000	62,162		207,162
2033	150,000	58,900		208,900
2034	155,000	55,525		210,525
2035	160,000	52,037		212,037
2036	165,000	48,437		213,437
2037	165,000	44,725		209,725
2038	170,000	41,013		211,013
2039	180,000	37,188		217,188
2040	185,000	33,138		218,138
2041	190,000	28,975		218,975
2042	195,000	24,463		219,463
2043	200,000	19,831		219,831
2044	205,000	15,081		220,081
2045	210,000	10,213		220,213
2046	220,000	5,225		225,225
2047				
2048				
2049				
2050				
	<u>\$ 3,590,000</u>	<u>\$ 1,063,949</u>	<u>\$</u>	<u>4,653,949</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 1			
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total
2025	\$ 110,000	\$ 57,880	\$ 167,880
2026	110,000	56,340	166,340
2027	110,000	54,580	164,580
2028	110,000	52,600	162,600
2029	110,000	50,510	160,510
2030	110,000	48,310	158,310
2031	110,000	46,110	156,110
2032	110,000	43,800	153,800
2033	110,000	41,380	151,380
2034	105,000	38,850	143,850
2035	105,000	36,330	141,330
2036	105,000	33,705	138,705
2037	105,000	30,975	135,975
2038	105,000	28,140	133,140
2039	105,000	25,200	130,200
2040	105,000	22,050	127,050
2041	105,000	18,900	123,900
2042	105,000	15,750	120,750
2043	105,000	12,600	117,600
2044	105,000	9,450	114,450
2045	105,000	6,300	111,300
2046	105,000	3,150	108,150
2047			
2048			
2049			
2050			
	<u>\$ 2,355,000</u>	<u>\$ 732,910</u>	<u>\$ 3,087,910</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 2			
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total
2025	\$ 630,000	\$ 586,244	\$ 1,216,244
2026	630,000	554,744	1,184,744
2027	630,000	529,544	1,159,544
2028	630,000	504,344	1,134,344
2029	630,000	479,144	1,109,144
2030	630,000	453,944	1,083,944
2031	630,000	428,744	1,058,744
2032	630,000	403,544	1,033,544
2033	630,000	378,344	1,008,344
2034	630,000	353,144	983,144
2035	630,000	327,944	957,944
2036	630,000	302,744	932,744
2037	630,000	277,544	907,544
2038	625,000	252,344	877,344
2039	625,000	227,344	852,344
2040	625,000	202,344	827,344
2041	625,000	177,343	802,343
2042	625,000	152,343	777,343
2043	625,000	127,343	752,343
2044	625,000	102,343	727,343
2045	625,000	77,343	702,343
2046	625,000	51,562	676,562
2047	625,000	25,781	650,781
2048			
2049			
2050			
	<u>\$ 14,440,000</u>	<u>\$ 6,976,062</u>	<u>\$ 21,416,062</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 3 R O A D				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 360,000	\$ 385,200	\$	745,200
2026	360,000	367,200		727,200
2027	360,000	349,200		709,200
2028	360,000	331,200		691,200
2029	360,000	313,200		673,200
2030	360,000	295,200		655,200
2031	360,000	280,800		640,800
2032	360,000	266,400		626,400
2033	360,000	252,000		612,000
2034	360,000	237,600		597,600
2035	360,000	223,200		583,200
2036	360,000	208,800		568,800
2037	360,000	194,400		554,400
2038	360,000	180,000		540,000
2039	360,000	165,600		525,600
2040	360,000	151,200		511,200
2041	360,000	136,800		496,800
2042	360,000	121,950		481,950
2043	360,000	107,100		467,100
2044	360,000	91,800		451,800
2045	360,000	76,500		436,500
2046	360,000	61,200		421,200
2047	360,000	45,900		405,900
2048	360,000	30,600		390,600
2049	360,000	15,300		375,300
2050				
	<u>\$ 9,000,000</u>	<u>\$ 4,888,350</u>	<u>\$</u>	<u>13,888,350</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 3				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 360,000	\$ 385,650	\$	745,650
2026	360,000	365,850		725,850
2027	360,000	346,050		706,050
2028	360,000	326,250		686,250
2029	360,000	306,450		666,450
2030	360,000	286,650		646,650
2031	360,000	266,850		626,850
2032	360,000	248,850		608,850
2033	360,000	238,050		598,050
2034	360,000	226,800		586,800
2035	360,000	215,100		575,100
2036	360,000	202,950		562,950
2037	360,000	190,350		550,350
2038	360,000	177,750		537,750
2039	360,000	163,350		523,350
2040	360,000	148,950		508,950
2041	360,000	134,550		494,550
2042	360,000	120,150		480,150
2043	360,000	105,750		465,750
2044	360,000	90,900		450,900
2045	360,000	76,050		436,050
2046	360,000	61,200		421,200
2047	360,000	45,900		405,900
2048	360,000	30,600		390,600
2049	360,000	15,300		375,300
2050				
	<u>\$ 9,000,000</u>	<u>\$ 4,776,300</u>	<u>\$</u>	<u>13,776,300</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 3 A R O A D				
Due During Fiscal Years Ending December 31	Principal Due September 1	Interest Due March 1/ September 1	Total	
2025	\$ 200,000	\$ 252,000	\$	452,000
2026	200,000	239,000		439,000
2027	200,000	226,000		426,000
2028	200,000	213,000		413,000
2029	200,000	200,000		400,000
2030	200,000	187,000		387,000
2031	200,000	179,000		379,000
2032	200,000	171,000		371,000
2033	200,000	162,500		362,500
2034	200,000	154,000		354,000
2035	200,000	145,500		345,500
2036	200,000	136,500		336,500
2037	200,000	127,500		327,500
2038	200,000	118,000		318,000
2039	200,000	108,500		308,500
2040	200,000	99,000		299,000
2041	200,000	89,500		289,500
2042	200,000	79,750		279,750
2043	200,000	70,000		270,000
2044	200,000	60,000		260,000
2045	200,000	50,000		250,000
2046	200,000	40,000		240,000
2047	200,000	30,000		230,000
2048	200,000	20,000		220,000
2049	200,000	10,000		210,000
2050				
	<u>\$ 5,000,000</u>	<u>\$ 3,167,750</u>	<u>\$</u>	<u>8,167,750</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

S E R I E S - 2 0 2 4			
Due During Fiscal Years Ending December 31	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$	\$ 487,105	\$ 487,105
2026		520,350	520,350
2027	290,000	510,925	800,925
2028	305,000	493,875	798,875
2029	320,000	478,250	798,250
2030	335,000	461,875	796,875
2031	350,000	444,750	794,750
2032	365,000	428,700	793,700
2033	385,000	413,700	798,700
2034	400,000	398,000	798,000
2035	420,000	381,600	801,600
2036	440,000	364,400	804,400
2037	460,000	346,400	806,400
2038	485,000	327,500	812,500
2039	505,000	307,700	812,700
2040	530,000	287,000	817,000
2041	555,000	265,300	820,300
2042	580,000	242,600	822,600
2043	610,000	218,800	828,800
2044	640,000	193,800	833,800
2045	670,000	167,600	837,600
2046	700,000	140,200	840,200
2047	735,000	111,500	846,500
2048	770,000	81,400	851,400
2049	805,000	49,900	854,900
2050	845,000	16,900	861,900
	<u>\$ 12,500,000</u>	<u>\$ 8,140,130</u>	<u>\$ 20,640,130</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
LONG TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending December 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2025	\$ 2,095,000	\$ 2,520,153	\$ 4,615,153
2026	2,110,000	2,457,895	4,567,895
2027	2,420,000	2,358,285	4,778,285
2028	2,455,000	2,253,283	4,708,283
2029	2,485,000	2,148,813	4,633,813
2030	2,520,000	2,042,783	4,562,783
2031	2,555,000	1,943,760	4,498,760
2032	2,585,000	1,846,630	4,431,630
2033	2,630,000	1,756,363	4,386,363
2034	2,660,000	1,663,778	4,323,778
2035	2,700,000	1,569,090	4,269,090
2036	2,740,000	1,471,555	4,211,555
2037	2,785,000	1,372,123	4,157,123
2038	2,825,000	1,269,826	4,094,826
2039	2,875,000	1,164,361	4,039,361
2040	2,925,000	1,056,961	3,981,961
2041	2,980,000	947,847	3,927,847
2042	3,030,000	835,935	3,865,935
2043	3,090,000	722,203	3,812,203
2044	3,145,000	604,566	3,749,566
2045	3,205,000	484,991	3,689,991
2046	2,570,000	362,537	2,932,537
2047	2,280,000	259,081	2,539,081
2048	1,690,000	162,600	1,852,600
2049	1,725,000	90,500	1,815,500
2050	845,000	16,900	861,900
	\$ 65,925,000	\$ 33,382,819	\$ 99,307,819

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
CHANGES IN LONG-TERM DEBT
FOR THE YEAR ENDED DECEMBER 31, 2024

Description	Original Bonds Issued	Bonds Outstanding January 1, 2024
Harris County Municipal Utility District No. 558 Unlimited Tax Bonds - Series 2020	\$ 7,100,000	\$ 6,570,000
Harris County Municipal Utility District No. 558 Unlimited Tax Road Bonds - Series 2020	4,000,000	3,775,000
Harris County Municipal Utility District No. 558 Unlimited Tax Road Bonds - Series 2021	3,920,000	3,705,000
Harris County Municipal Utility District No. 558 Unlimited Tax Bonds - Series 2021	2,680,000	2,465,000
Harris County Municipal Utility District No. 558 Unlimited Tax Bonds - Series 2022	15,070,000	15,070,000
Harris County Municipal Utility District No. 558 Unlimited Tax Road Bonds - Series 2023	9,000,000	9,000,000
Harris County Municipal Utility District No. 558 Unlimited Tax Bonds - Series 2023	9,000,000	9,000,000
Harris County Municipal Utility District No. 558 Unlimited Tax Road Bonds - Series 2023A	5,000,000	5,000,000
Harris County Municipal Utility District No. 558 Unlimited Tax Bonds - Series 2024	12,500,000	
TOTAL	\$ 68,270,000	\$ 54,585,000

See accompanying independent auditor's report.

Current Year Transactions					
Bonds Sold	Retirements		Bonds Outstanding December 31, 2024	Paying Agent	
	Principal	Interest			
\$	\$ 190,000	\$ 178,075	\$ 6,380,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
	115,000	105,544	3,660,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
	115,000	93,637	3,590,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
	110,000	59,255	2,355,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
	630,000	611,444	14,440,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
		385,200	9,000,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
		393,149	9,000,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
		213,500	5,000,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
<u>12,500,000</u>			<u>12,500,000</u>	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
<u>\$ 12,500,000</u>	<u>\$ 1,160,000</u>	<u>\$ 2,039,804</u>	<u>\$ 65,925,000</u>		

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
CHANGES IN LONG-TERM DEBT
FOR THE YEAR ENDED DECEMBER 31, 2024

Bond Authority:	<u>Utility Facilities*</u>	<u>Recreational Facilities Bonds*</u>	<u>Road Bonds*</u>
Amount Authorized by Voters	\$ 205,000,000	\$ 23,000,000	\$ 35,000,000
Amount Issued	<u>46,350,000</u>	<u></u>	<u>21,920,000</u>
Remaining to be Issued	<u>\$ 158,650,000</u>	<u>\$ 23,000,000</u>	<u>\$ 13,080,000</u>

Debt Service Fund cash balance as of December 31, 2024:	<u>\$ 2,847,100</u>
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Average annual debt service payment (principal and interest) for remaining term of all debt:	<u>\$ 3,819,532</u>
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See Note 3 for interest rates, interest payment dates and maturity dates.

* Includes refunding bonds authorization.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND – FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 1,841,571	\$ 1,923,855	\$ 1,190,554
Water Service	515,513	439,957	461,483
Wastewater Service	703,540	595,835	525,275
Regional Water Authority Fee	456,144	475,486	583,200
Penalty and Interest	20,310	13,406	26,866
Tap Connection and Inspection Fees	582,913	169,640	239,768
Miscellaneous Revenues	190,109	111,485	51,299
TOTAL REVENUES	<u>\$ 4,310,100</u>	<u>\$ 3,729,664</u>	<u>\$ 3,078,445</u>
EXPENDITURES			
Professional Fees	\$ 213,909	\$ 185,201	\$ 244,208
Contracted Services	571,846	468,099	380,093
Purchased Water Service	660,034	651,586	699,171
Purchased Wastewater Service	493,798	239,312	174,496
Purchased Drainage Service	30,246	50,491	22,601
Utilities	7,408	4,564	3,420
Repairs and Maintenance	741,887	889,781	622,223
Other	438,776	218,573	208,671
Capital Outlay	358,342	758,916	7,350
TOTAL EXPENDITURES	<u>\$ 3,516,246</u>	<u>\$ 3,466,523</u>	<u>\$ 2,362,233</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 793,854</u>	<u>\$ 263,141</u>	<u>\$ 716,212</u>
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	\$ 173,749	\$ 13,898	\$
Developer Advances	393,955	636,828	
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 567,704</u>	<u>\$ 650,726</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	\$ 1,361,558	\$ 913,867	\$ 716,212
BEGINNING FUND BALANCE	<u>2,205,592</u>	<u>1,291,725</u>	<u>575,513</u>
ENDING FUND BALANCE	<u>\$ 3,567,150</u>	<u>\$ 2,205,592</u>	<u>\$ 1,291,725</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues						
2021	2020	2024	2023	2022	2021	2020		
\$ 518,154	\$ 151,132	42.7 %	51.6 %	38.6 %	25.7 %	14.6 %		
283,842	122,454	12.0	11.8	15.0	14.2	11.7		
344,955	158,543	16.3	16.0	17.1	17.2	15.2		
351,843	138,861	10.6	12.7	18.9	17.6	13.3		
17,116	1,571	0.5	0.4	0.9	0.9	0.2		
468,025	457,959	13.5	4.5	7.8	23.4	43.9		
19,764	11,791	4.4	3.0	1.7	1.0	1.1		
<u>\$ 2,003,699</u>	<u>\$ 1,042,311</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>		
\$ 199,589	\$ 191,715	5.0 %	5.0 %	7.9 %	10.0 %	18.4 %		
234,446	71,539	13.3	12.6	12.3	11.7	6.9		
295,655	202,426	15.3	17.5	22.7	14.8	19.4		
89,114	53,392	11.5	6.4	5.7	4.4	5.1		
10,278	5,403	0.7	1.4	0.7	0.5	0.5		
2,894	1,520	0.2	0.1	0.1	0.1	0.1		
324,568	284,994	17.2	23.9	20.2	16.2	27.3		
313,402	254,371	10.2	5.9	6.8	15.6	24.4		
		8.3	20.3	0.2				
<u>\$ 1,469,946</u>	<u>\$ 1,065,360</u>	<u>81.7 %</u>	<u>93.1 %</u>	<u>76.6 %</u>	<u>73.3 %</u>	<u>102.1 %</u>		
<u>\$ 533,753</u>	<u>\$ (23,049)</u>	<u>18.3 %</u>	<u>6.9 %</u>	<u>23.4 %</u>	<u>26.7 %</u>	<u>(2.1) %</u>		
\$ (46,957)	\$							
	132,500							
<u>\$ (46,957)</u>	<u>\$ 132,500</u>							
\$ 486,796	\$ 109,451							
88,717	(20,734)							
<u>\$ 575,513</u>	<u>\$ 88,717</u>							

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND – FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 3,330,843	\$ 1,669,287	\$ 793,030
Penalty and Interest	33,208	17,398	13,462
Miscellaneous Revenues	<u>128,979</u>	<u>86,636</u>	<u>13,093</u>
TOTAL REVENUES	<u>\$ 3,493,030</u>	<u>\$ 1,773,321</u>	<u>\$ 819,585</u>
EXPENDITURES			
Tax Collection Expenditures	\$ 82,559	\$ 59,372	\$ 41,941
Debt Service Principal	1,160,000	520,000	495,000
Debt Service Interest and Fees	<u>2,045,279</u>	<u>1,150,923</u>	<u>447,971</u>
TOTAL EXPENDITURES	<u>\$ 3,287,838</u>	<u>\$ 1,730,295</u>	<u>\$ 984,912</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 205,192</u>	<u>\$ 43,026</u>	<u>\$ (165,327)</u>
OTHER FINANCING SOURCES (USES)			
Proceeds From Issuance of Long-Term Debt	<u>\$ 520,350</u>	<u>\$ 192,600</u>	<u>\$ 602,800</u>
NET CHANGE IN FUND BALANCE	\$ 725,542	\$ 235,626	\$ 437,473
BEGINNING FUND BALANCE	<u>1,210,733</u>	<u>975,107</u>	<u>537,634</u>
ENDING FUND BALANCE	<u>\$ 1,936,275</u>	<u>\$ 1,210,733</u>	<u>\$ 975,107</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>1,328</u>	<u>1,043</u>	<u>955</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>1,322</u>	<u>1,041</u>	<u>953</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 181,792	\$	95.3 %	94.1 %	96.8 %	93.7 %	%
11,562	74,483	1.0	1.0	1.6	6.0	99.7
659	233	3.7	4.9	1.6	0.3	0.3
<u>\$ 194,013</u>	<u>\$ 74,716</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 25,117	\$ 15,084	2.4 %	3.3 %	5.1 %	12.9 %	20.2 %
170,000		33.2	29.3	60.4	87.6	
<u>279,486</u>	<u></u>	<u>58.6</u>	<u>64.9</u>	<u>54.7</u>	<u>144.1</u>	<u></u>
<u>\$ 474,603</u>	<u>\$ 15,084</u>	<u>94.2 %</u>	<u>97.5 %</u>	<u>120.2 %</u>	<u>244.6 %</u>	<u>20.2 %</u>
<u>\$ (280,590)</u>	<u>\$ 59,632</u>	<u>5.8 %</u>	<u>2.5 %</u>	<u>(20.2) %</u>	<u>(144.6) %</u>	<u>79.8 %</u>
<u>\$ 165,365</u>	<u>\$ 593,227</u>					
\$ (115,225)	\$ 652,859					
<u>652,859</u>	<u></u>					
<u>\$ 537,634</u>	<u>\$ 652,859</u>					
<u>784</u>	<u>\$ 445</u>					
<u>782</u>	<u>\$ 444</u>					

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2024

District Mailing Address - Harris County Municipal Utility District No. 558
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

District Telephone Number - (713) 860-6400

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended December 31, 2024	Expense Reimbursements for the year ended December 31, 2024	Title
Steve Bonjonia	05/24 05/28 (Elected)	\$ 2,431	\$ 348	President
Russell Daniels	05/22 05/26 (Elected)	\$ 5,304	\$ 2,989	Vice President
Rahquia Jackson	05/24 05/28 (Elected)	\$ 3,978	\$ 2,224	Secretary
Robert Long III	05/22 05/26 (Elected)	\$ 1,768	\$ 399	Assistant Secretary
Zamara Garcia	05/22 05/26 (Elected)	\$ 7,735	\$ 4,660	Assistant Vice President

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

Submission date of most recent District Registration Form: May 23, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is the maximum amount allowed by law as set by Board Resolution. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year. Due to an accounting oversight, one director was overpaid for their fees of office during the current fiscal year. Payments will be withheld in fiscal year 2025 to reimburse the District for the overpayment.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 558
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2024

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended December 31, 2024</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	02/11/19	\$ 128,298 \$ 299,500	General Counsel Bond Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	12/19/19	\$ 16,250 \$ 30,000	Auditor Bond Related
Myrtle Cruz, Inc.	03/28/19	\$ 17,828 \$ 4,000	Bookkeeper Bond Related
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	04/25/19	\$ 12,624	Delinquent Tax Attorney
Pape-Dawson Engineers, Inc.	03/28/19	\$ 105,460	Engineer
Mary Jarmon	03/28/19	\$ -0-	Investment Officer
Masterson Advisors LLC	03/28/19	\$ 222,728	Financial Advisor
Utility Tax Service, LLC	03/28/19	\$ 27,007	Tax Assessor/ Collector
Municipal District Services, LLC	04/25/19	\$ 806,038	Operator

See accompanying independent auditor's report.

APPENDIX B

Specimen Municipal Bond Insurance Policy



MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

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

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AG. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

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

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

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

This Policy sets forth in full the undertaking of AG, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By _____
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)