

OFFICIAL STATEMENT DATED JANUARY 15, 2026

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

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

NEW ISSUE - Book-Entry-Only

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174
(A Political Subdivision of the State of Texas, located within Montgomery County)

\$6,910,000
UNLIMITED TAX ROAD BONDS
SERIES 2026

Dated: February 1, 2026

Interest Accrues From: Date of Delivery

Due: September 1, as shown below

The \$6,910,000 Montgomery County Municipal Utility District No. 174 Unlimited Tax Road Bonds, Series 2026 (the "Bonds") are obligations of Montgomery County Municipal Utility District No. 174 (the "District") and are not obligations of the State of Texas; the City of Magnolia, Texas; Montgomery County, Texas; or any political subdivision or entity other than the District. Neither the faith and credit nor the taxing power of the State of Texas; the City of Magnolia, Texas; Montgomery County, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially BOKF, NA, Dallas, Texas, as the initial paying agent/registrar (the "Paying Agent/Registrar") for the Bonds. Interest on the Bonds accrues from the initial date of delivery (on or about February 24, 2026) (the "Date of Delivery"), and is payable September 1, 2026, and on each March 1 and September 1 (each an "Interest Payment Date") thereafter until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to registered owners ("Registered Owners") as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each interest payment date (the "Record Date"). The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS – Book-Entry-Only System."

See "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIPS" on inside cover.

The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. Investment in the Bonds is subject to special risk factors as described herein. See "RISK FACTORS."

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



The Bonds are offered subject to prior sale, when, as and if issued by the District and accepted by the initial purchaser of the Bonds (the "Initial Purchaser"), subject to the approval of the Attorney General of Texas and of Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about February 24, 2026.

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

\$6,910,000 Unlimited Tax Road Bonds, Series 2026

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61373N (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61373N (b)
2027	\$160,000	6.500%	2.850%	DC1	2039 (c)	\$280,000	4.000%	3.850%	DQ0
2028	170,000	6.500%	2.850%	DD9	2040 (c)	295,000	4.000%	4.010%	DR8
2029	175,000	6.500%	2.900%	DE7	2041 (c)	305,000	4.000%	4.100%	DS6
2030	185,000	6.500%	2.950%	DF4	2042 (c)	320,000	4.125%	4.200%	DT4
2031 (c)	195,000	6.375%	3.000%	DG2	2043 (c)	335,000	4.125%	4.300%	DU1
2032 (c)	205,000	4.000%	3.050%	DH0	2044 (c)	355,000	4.250%	4.400%	DV9
2033 (c)	210,000	4.000%	3.100%	DJ6	2045 (c)	370,000	4.250%	4.450%	DW7
2034 (c)	220,000	4.000%	3.200%	DK3	2046 (c)	385,000	4.250%	4.500%	DX5
2035 (c)	235,000	4.000%	3.350%	DL1	2047 (c)	405,000	4.250%	4.550%	DY3
2036 (c)	245,000	4.000%	3.500%	DM9	2048 (c)	425,000	4.250%	4.600%	DZ0
2037 (c)	255,000	4.000%	3.650%	DN7	2049 (c)	445,000	4.250%	4.620%	EA4
2038 (c)	270,000	4.000%	3.750%	DP2	2050 (c)	465,000	4.250%	4.640%	EB2

- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser (herein defined). Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- (c) Bonds maturing on September 1, 2031, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption of the Bonds."

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

The Financial Advisor (defined herein) has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in the Official Statement in accordance with, and as part of, its responsibility 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.

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

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 any purposes.

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the lowest bid, resulting in the lowest net effective interest rate which was tendered by SAMCO Capital Markets, Inc. (referred to herein as the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown on the inside cover at a price of 97.007742% of the par value thereof, which resulted in a net effective interest rate of 4.432655%, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended.

Prices and Marketability

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

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bondhouse, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THIS OFFERING, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Securities Laws

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

MUNICIPAL BOND INSURANCE

Bond Insurance Policy

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

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

Build America Mutual Assurance Company

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

bonds, as defined in Section 6901 of the New York Insurance Law, which are most often issued by states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: <https://bambonds.com/>.

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

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

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of September 30, 2025 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$517.2 million, \$273.6 million, and \$243.6 million, respectively.

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

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

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

Additional Information Available from BAM

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

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

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

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

RATING

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

only the view of S&P at the time the ratings are given. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by S&P, if in its judgment, circumstances so warrant.

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

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OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The Issuer	Montgomery County Municipal Utility District No. 174 (the "District"), a political subdivision of the State of Texas, is located in Montgomery County, Texas. See "THE DISTRICT."
The Issue	The \$6,910,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds") are dated February 1, 2026 (the "Dated Dated"), and accrue interest from the initial date of delivery (on or about February 24, 2026) (the "Date of Delivery"), at the rates set forth on the inside cover page hereof, which is payable September 1, 2026, and each March 1, and September 1 thereafter until the earlier of stated maturity or redemption. The Bonds mature serially on September 1, in each of the years 2027 through 2050, both inclusive, in the principal amounts set forth on the inside cover page. Bonds maturing on and after September 1, 2031, are subject to redemption, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS."
Book-Entry-Only System.....	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (herein defined) thereof. Principal of and interest on the Bonds will be payable by BOKF, NA, Dallas, Texas, as the initial paying agent/registrar (the "Paying Agent/Registrar") to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS – Book-Entry-Only System."
Source of Payment.....	The Bonds are payable from a continuing direct annual ad valorem tax, unlimited as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the City of Magnolia, Texas, Montgomery County, Texas, the State of Texas, or any entity other than the District. See "THE BONDS – Source of Payment."
Use of Proceeds.....	Proceeds from the sale of the Bonds will be used by the District to reimburse the Developers (herein defined) for a portion of the improvements and related costs as shown herein under "THE BONDS – Use and Distribution of Bond Proceeds." Additionally, proceeds from the sale of the Bonds will be used to pay developer interest, twelve (12) months of capitalized interest, and other certain costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Bond Proceeds."
NOT Qualified Tax-Exempt Obligations	The Bonds have not been designated "qualified tax-exempt obligations" for financial institutions.
Municipal Bond Insurance.....	Build America Mutual Assurance Company ("BAM"). See "MUNICIPAL BOND INSURANCE."
Rating.....	S&P Global Ratings (BAM Insured): "AA." See "RATING."
Payment Record	The Bonds are the fourth issuance of bonded indebtedness by the District. The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness.
Authority for Issuance	The Bonds constitute the second series of unlimited tax road bonds issued by the District from the \$42,000,000 principal amount of unlimited tax bonds authorized by the District's voters at an election held on November 3, 2020 for the purpose of constructing or acquiring a road system to serve the District (the "Road System"). The District's voters also authorized

\$75,500,000 principal amount of unlimited tax bonds at an election held on November 3, 2020 for the purpose of purchasing, constructing, operating and maintaining water, wastewater, and drainage facilities to serve the District (the “Utility System”) and \$75,500,000 for the further purpose of refunding such bonds and \$20,000,000 principal amount of unlimited tax bonds for the purpose of constructing parks and recreational facilities to serve the District (the “Park System”) and \$20,000,000 for the further purpose of refunding such bonds.

Following the issuance of the Bonds, \$28,500,000 principal amount of unlimited tax bonds for the Road System, \$65,065,000 principal amount of unlimited tax bonds for the Utility System; and \$20,000,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. All refunding bonds remain authorized but unissued.

The Bonds are issued pursuant to: the general laws of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended; Article III, Section 52 of the Texas Constitution; a resolution authorizing the issuance of the Bonds adopted by the Board on the date of the sale of the Bonds (the “Bond Resolution”); and an election held within the District, and passed by a majority of the participating voters. See “THE BONDS – Authority for Issuance.”

Outstanding Bonds.....	The District has previously issued one (1) series of unlimited tax road bonds for the purpose of constructing or acquiring the Road System: \$6,590,000 Unlimited Tax Road Bonds, Series 2025 and two (2) series of unlimited tax bonds for the purpose of constructing or acquiring the Utility System: \$6,660,000 Unlimited Tax Bonds, Series 2023 and \$3,775,000 Unlimited Tax Bonds, Series 2025. Of such previously issued bonds, \$16,580,000 principal amount will remain outstanding as of the Date of Delivery (the “Outstanding Bonds”). See “THE BONDS - Outstanding Bonds.”
Legal Opinion.....	Allen Boone Humphries Robinson LLP, Houston, Texas. See “LEGAL MATTERS” and “TAX MATTERS.”
Financial Advisor	Robert W. Baird & Co. Incorporated, Houston, Texas.
Disclosure Counsel	McCall, Parkhurst & Horton L.L.P., Houston, Texas.

THE DISTRICT

Description.....	<p>The District was created in 2019 by a special act of the Texas Legislature via House Bill No. 4687 in the 86th Regular Session to provide water, wastewater, storm drainage, recreational and paving facilities. At the time of creation, the District encompassed approximately 148.435 acres. The District has since annexed approximately 29.246 acres on November 18, 2021, approximately 151.741 acres on June 16, 2022, and approximately 121.161 acres on May 15, 2025. Currently, the District encompasses approximately 450.583 acres. The District is located in the southeast portion of Montgomery County, Texas north of FM 1744, west of FM 1488, east of O’Neal Lane and consists of 11 tracts. It is approximately 11 miles north of the City of Tomball, approximately 50 miles north of Houston’s central business district and is approximately 2 miles west of the City of Magnolia. The entirety of the District is located within the extraterritorial jurisdiction of the City of Magnolia and entirely within Magnolia Independent School District. The District operates under Chapters 49 and 54 of the Texas Water Code, as amended.</p> <p>The District was created under the provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, as amended. The Texas Commission on Environmental Quality (the “TCEQ”) has authority over issuance of bonds by the District pursuant to Section 49.181 of the Texas Water Code and applicable rules of the TCEQ. See “THE DISTRICT – Authority” and “– Description.”</p>
Development of the District.....	Approximately 225.96 acres (973 lots) within the District have been developed into the single-family subdivision of Escondido, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11.

As of December 15, 2025, the District was comprised of 428 completed homes (385 occupied and 43 unoccupied), 41 homes under construction, and approximately 504 vacant developed lots. The remaining land within the District consists of approximately 1.62 acres under construction, approximately 13.30 acres of institutional development, approximately 85.84 undeveloped but developable acres and approximately 123.86 undevelopable acres. The 13.30 acres of institutional development is designated for the Lone Star College-Magnolia Center and is expected to be operational by the 2nd quarter of 2026. See "DEVELOPMENT OF THE DISTRICT – Status of Development within the District."

Developers The principal developer within the District is Magnolia Escondido, LLC ("Magnolia Escondido"), a Texas limited liability company and subsidiary of J. Alan Kent Development.

Parkside 1774, LLC ("Parkside 1774"), a Texas limited liability company whose sole member is Parkside Capital Land Fund III, Ltd., a Texas limited partnership and sole manager is Parkside Capital, LLC, a Texas limited liability company, owns approximately 14 acres of developable land within the District.

WB Magnolia 1774, LLC ("WB Magnolia"), a Texas limited liability company, owns approximately 15 acres of developable land within the District. WB Magnolia is developing such acreage as a single-family build-to-rent community, with lot construction expected to be complete by the end of 2026.

Magnolia Escondido, and Parkside 1774, and WB Magnolia are collectively referred to herein as the "Developers." See "THE DEVELOPERS" and "DEVELOPMENT OF THE DISTRICT."

Homebuilders Within the District Weekley Homes, Perry Homes, and DFH Coventry are currently the active homebuilders within the District. Prices of new homes being constructed within the District range from \$290,000 to \$800,000 with homes being approximately 2,100 to 3,700 square feet in size. See "THE DEVELOPERS – Homebuilders within the District."

RISK FACTORS

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

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SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2025 Certified Taxable Assessed Valuation	\$ 137,298,560	(a)
Estimated Taxable Valuation as of September 1, 2025	\$ 187,923,565	(b)
Direct Debt:		
The Outstanding Bonds	\$ 16,580,000	
The Bonds	<u>\$ 6,910,000</u>	
Total	\$ 23,490,000	
Estimated Overlapping Debt	<u>\$ 3,783,189</u>	(c)
Total Direct and Estimated Overlapping Debt	<u>\$ 27,273,189</u>	
Direct Debt Ratios:		
As a percentage of 2025 Certified Taxable Assessed Valuation	17.11 %	
As a percentage of the Estimated Taxable Valuation as of September 1, 2025	12.50 %	
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Certified Taxable Assessed Valuation	19.86 %	
As a percentage of the Estimated Taxable Valuation as of September 1, 2025	14.51 %	
Utility System Debt Service Fund Balance (as of November 30, 2025)	\$ 276,701	(d)
Road System Debt Service Fund Balance (as of November 30, 2025)	\$ 235,645	(e)
General Fund Balance (as of November 30, 2025)	\$ 145,820	(f)
Capital Project Fund Balance (as of November 30, 2025)	\$ 309,996	
2025 Tax Rate per \$100 of Assessed Taxable Valuation		
Road System Debt Service	\$ 0.345	
Utility System Debt Service	\$ 0.530	
Maintenance and Operations	<u>\$ 0.475</u>	
Total	\$ 1.350	
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2050)	\$ 1,564,739	
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2044)	\$ 1,662,888	
Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Average Annual Debt Service Requirements (2026-2050) at 95% Tax Collections Based Upon 2025 Certified Taxable Assessed Valuation (\$137,298,560)	\$ 1.20	
Based Upon the Estimated Taxable Valuation as of September 1, 2025 (\$187,923,565)	\$ 0.88	
Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Maximum Annual Debt Service Requirements (2044) at 95% Tax Collections Based Upon 2025 Certified Taxable Assessed Valuation (\$137,298,560)	\$ 1.28	
Based Upon the Estimated Taxable Valuation as of September 1, 2025 (\$187,923,565)	\$ 0.94	
Number of Single-Family Homes (including 41 homes in various stages of construction) as of December 15, 2025	469	

- (a) As certified by the Montgomery Central Appraisal District (the "Appraisal District") as of January 1, 2025. All property located in the District is valued on the tax rolls by the Appraisal District at 100% of estimated market value as of January 1 of each year. See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of September 1, 2025, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through September 1, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Funds in the Utility System Debt Service Fund are pledged only to pay the debt service on bonds issued by the District for water, wastewater, and drainage facilities and are not available to pay debt service on bonds issued by the District for road purposes (e.g., the Bonds).
- (e) In addition to this amount, twelve (12) months of capitalized interest on the Bonds will be deposited into the Road System Debt Service Fund (herein defined). Neither Texas law nor the Bond Resolution require that the District maintain any particular sum in the District's fund created for payment of debt service on bonds issued for the Road System (herein defined). Funds in the Road System Debt Service Fund are not available to pay debt service on the Outstanding Utility Bonds (herein defined).
- (f) See "RISK FACTORS - Operating Funds."

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

\$6,910,000 UNLIMITED TAX ROAD BONDS SERIES 2026

INTRODUCTION

This Official Statement of Montgomery County Municipal Utility District No. 174 (the “District”) is provided to furnish information with respect to the issuance by the District of its \$6,910,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”). The Bonds are issued pursuant to: the general laws of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended; Article III, Section 52 of the Texas Constitution; a resolution authorizing the issuance of the Bonds adopted by the Board on the date of the sale of the Bonds (the “Bond Resolution”); and an election held within the District, and passed by a majority of the participating voters.

There follows in this Official Statement descriptions of the Bonds, the Developers (herein defined), the Bond Resolution and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of the costs of duplication therefor. Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Resolution, except as otherwise indicated herein.

RISK FACTORS

General

The Bonds, which are obligations of the District and not of the State of Texas, Montgomery County, Texas (the “County”), the City of Magnolia, Texas (the “City”), or any political subdivision other than the District, will be secured by a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District (see “THE BONDS – Source of Payment”). Therefore, the ultimate security for payment of the principal of and interest on the Bonds depends upon the ability of the District to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. See “DEVELOPMENT OF THE DISTRICT,” “TAX DATA,” and “TAXING PROCEDURES.”

Factors Affecting Taxable Values and Tax Payments

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

Developers: There is no commitment by or legal requirement 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 in the District, or of any homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any land owner’s right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. There are approximately 504 vacant developed lots and approximately 85.84 developable acres remaining within the District.

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District’s ability to meet its debt-service obligations. As illustrated in this Official Statement under the caption “TAX DATA – Principal Taxpayers,” as of January 1, 2025, the District’s principal taxpayers owned property located within the District the aggregate taxable assessed valuation of which comprised approximately 21.75% of the District’s total assessed valuation. Magnolia Escondido LLC, a developer within the District, owns approximately 5.49% of the District’s total assessed valuation. In the event that the Developers, any other principal taxpayer, or any combination of taxpayers, should default in the payment of taxes in an amount which exceeds the District’s debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process.

Maximum Impact on District Tax Rates: Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Certified Taxable Assessed Valuation of property located within the District (see "TAX DATA") is \$137,298,560, and the Estimated Taxable Valuation as of September 1, 2025, is \$187,923,565. After issuance of the Bonds, the maximum annual debt service requirement on the Bonds and Outstanding Bonds will be \$1,662,888 (2044) and the average annual debt service requirements will be \$1,564,739 (2026-2050). Assuming no increase to nor decrease from the 2025 Certified Taxable Assessed Valuation, tax rates of \$1.28 and \$1.20 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirements, respectively. Assuming no increase to nor decrease from the Estimated Taxable Valuation as of September 1, 2025, tax rates of \$0.94 and \$0.88 per \$100 of assessed valuation at 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirements, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. For the 2025 tax year, the District levied a total tax rate of \$1.350 per \$100 of assessed valuation composed of a maintenance and operations tax rate of \$0.475 per \$100 of assessed valuation, a road debt service tax rate of \$0.345 and a utility debt service tax rate of \$0.530 per \$100 of assessed valuation.

Increase in Costs of Building Materials

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

Vacant Developed Lots

As of December 15, 2025, approximately 504 developed lots within the District remained available for construction. Failure of the Developers and/or builders to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by builders. The District makes no representation that the lot sales and building program will be successful.

Competitive Nature of Houston Residential Housing Market

The housing industry in the Houston metropolitan area is very competitive, but the District can give no assurance that the building programs which are planned by any home builder(s) will be continued or completed. The respective competitive position of the homebuilders listed herein in the construction and sale of single-family residential units are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer's right to redeem the property within two years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Moreover, the value of property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

Registered Owners' Remedies and Bankruptcy

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

Operating Funds

The District levied a 2025 maintenance tax of \$0.475 per \$100 of assessed valuation. The District's general fund balance as of November 30, 2025, was \$145,820. Attaining and maintaining a positive Operating Fund balance will depend upon (1) continued development, (2) increased amounts of maintenance tax revenue, and (3) funds from bond issues.

In the event that funds are not made available by the Developers, the District will be required to levy a maintenance tax at a rate sufficient (in combination with net revenues from the District's utility operations) to fund its operating expenses. Such a tax, when added to the District's debt service tax, may result in a total District tax in excess of similar developments and could adversely affect continued development of the District, as well as the willingness of taxpayers to pay taxes on their property. See "THE ROAD SYSTEM – General Fund Operating Statement."

Rental Homes

The homes that will be constructed in Parkside Magnolia, a subdivision of 15.00 acres located in the W. Dunlavy Survey, Abstract No. 168 (within Escondido Tract) (approximately 164 homes) to be completed in the second quarter of 2027 will be owned by WB Magnolia 1774, LLC, as rental properties. It is anticipated that WB Magnolia 1774, LLC will continue to own all the homes constructed in such subdivision and will continue to be a principal taxpayer in the District. On the 2025 certified tax roll, such taxpayer represents a total of \$450,000 or 1.51% of the 2025 Taxable Assessed Valuation of \$137,298,560. See "TAX DATA—Principal Taxpayers."

WB Magnolia 1774, LLC, as the owner of the homes in the subdivision described above, is responsible for the payment of property taxes, maintenance of the homes and the landscape maintenance of the front yards.

Marketability

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

Future Debt

The District has the right to issue the remaining \$28,500,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system to serve the District (the "Road System"); \$42,000,000 principal amount for the purpose of refunding bonds issued for the Road System; \$65,065,000 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, operating and maintaining water, wastewater, and drainage facilities to serve the District (the "Utility System"); \$75,500,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued for the Utility System; \$20,000,000 principal amount of unlimited tax bonds for the purpose of constructing parks and recreational facilities to serve the District (the "Park System"); and \$20,000,000 principal amount for the purpose of refunding bonds issued for the Park System (see "THE BONDS – Issuance of Additional Debt"), and such additional bonds as may hereafter be approved by both the Board and voters of the District. The issuance of such unlimited tax bonds for Utility System purposes and Park System purposes are also subject to approval by the Texas Commission on Environmental Quality (the "TCEQ"). The District also has the right to issue certain other additional bonds, revenue bonds, special project bonds, and other obligations described in the Bond Resolution.

After reimbursement from the proceeds of the Bonds, the District will owe the Developers approximately \$885,000 for the existing facilities. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. See "THE BONDS – Issuance of Additional Debt."

The principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the District's assessed value, however, if the District meets certain financial feasibility requirements under TCEQ rules, the outstanding principal amount of such bonds issued by the District may exceed an amount equal to 1% but not greater than 3% of the value of taxable property in the District.

The District's Engineer estimates that the aforementioned \$65,065,000 authorized unlimited tax bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District.

The District's Engineer estimates that the aforementioned \$28,500,000 authorized unlimited tax bonds which remain unissued will be adequate to finance the construction of all road improvements to provide service to all of the currently undeveloped portions of the District.

Continuing Compliance with Certain Covenants

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

Approval of the Bonds

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

Specific Flood Type Risks

The District may be subject to the following flood risks:

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

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

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 within the District. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

National Weather Service Atlas 14 Rainfall Study

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

Extreme Weather Events

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms, hurricanes, tornadoes, flooding, and other natural disasters. 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 District cannot predict the effect that extreme weather events may have upon the District and the Gulf Coast. Extreme weather events have the potential to cause damage within the District and along the Gulf Coast generally that could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region. See “TAXING PROCEDURES – Valuation of Property for Taxation.”

If a future weather event or natural disaster significantly damaged taxable property 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.

Environmental Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cybersecurity

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

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.

Bond Insurance Risk Factors

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

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the bond insurer without appropriate consent. The bond insurer may direct and must consent to any remedies and the bond insurer's consent may be required in connection with amendments to any applicable bond documents.

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

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

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

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

THE BONDS

General

The Bonds are dated February 1, 2026 (the "Dated Date"). The Bonds will accrue interest from the initial date of delivery (on or about February 24, 2026) (the "Date of Delivery"), with interest payable September 1, 2026, and each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully-registered serial bonds maturing on September 1 of the years shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIPS" on the inside cover page of this Official Statement. Principal of the Bonds will be payable to the registered owners (the "Registered Owners") at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the "Record Date") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

Book-Entry-Only System

This section describes how ownership of the Bonds are to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York ("DTC") while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry Only System has been

provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

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

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 required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC.

DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchase of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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 Issue as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable

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

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

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

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

Use of Certain Terms in Other Sections of this Official Statement

In reading this Official Statement it should be understood that while the Bonds are in the book-entry form, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the book-entry system, and (ii) except as described above, notices that are to be given to registered owners under the Bond Resolution will be given only to DTC.

Successor Paying Agent/Registrar

Provision is made in the Bond Resolution for replacing the Paying Agent/Registrar. If the District replaces the Paying Agent/Registrar, such Paying Agent/Registrar shall, promptly upon the appointment of a successor, deliver the Paying Agent/Registrar's records to the successor paying agent/registrar, and the successor paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any successor paying agent/registrar selected by the District shall be a commercial bank; a trust company organized under the laws of the State of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the paying agent/registrar for the Bonds.

Registration, Transfer and Exchange

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the Registered Owner within not more than three (3) business days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of \$5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Redemption of the Bonds

Bonds maturing on September 1, 2031, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems

fair and appropriate in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Mutilated, Lost, Stolen or Destroyed Bonds

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

Authority for Issuance

The Bonds constitute the second series of unlimited tax bonds issued by the District, from the \$42,000,000 principal amount of unlimited tax bonds authorized by District's voters at an election held on November 3, 2020 for the purpose of constructing or acquiring the Road System and \$42,000,000 for the further purpose of refunding such bonds. The District's voters also authorized \$75,500,000 principal amount of unlimited tax bonds at an election held on November 3, 2020 for the purpose of purchasing, constructing, operating and maintaining the Utility System and \$75,500,000 for the further purpose of refunding such bonds and \$20,000,000 principal amount of unlimited tax bonds for the purpose of constructing the Park System and \$20,000,000 for the further purpose of refunding such bonds.

Following the issuance of the Bonds, \$28,500,000 principal amount of unlimited tax bonds for the Road System, \$65,065,000 principal amount of unlimited tax bonds for the Utility System; and \$20,000,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. All refunding bonds remain authorized but unissued.

The Bonds are issued pursuant to: the general laws of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended; Article III, Section 52 of the Texas Constitution; the Bond Resolution; and an election held within the District, and passed by a majority of the participating voters.

Source of Payment

The Bonds are payable from the proceeds of a continuing direct ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Resolution, the District covenants to levy sufficient taxes to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Appraisal District (herein defined). Tax proceeds, after deduction for collection costs, will be placed in the Road System Debt Service Fund (defined below), as applicable, and used solely to pay principal of and interest on the Bonds, the Outstanding Bonds (defined herein) issued for the Road System, any additional bonds payable from taxes which may be issued for the Road System, and fees of the Paying Agent/Registrar. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on the bonds issued for the purpose of constructing the Utility System (the "Utility Bonds") or any other bonds that the District may hereafter issue for the Utility System. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on the bonds issued for the Park System or Utility System.

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

Outstanding Bonds

The District has previously issued one (1) series of unlimited tax road bonds for the purpose of constructing or acquiring the Road System: \$6,590,000 Unlimited Tax Road Bonds, Series 2025 and two (2) series of unlimited tax bonds for the purpose of constructing or acquiring the Utility System: \$6,660,000 Unlimited Tax Bonds, Series 2023 and \$3,775,000 Unlimited Tax Bonds, Series 2025. Of such previously issued bonds, \$16,580,000 principal amount will remain outstanding as of the Date of Delivery (the "Outstanding Bonds").

Funds

The Bond Resolution confirms the fund for debt service on the Bonds, the Outstanding Bonds for the Road System, the Outstanding Bonds issued for the Road System, and any additional unlimited tax bonds issued by the District for the Road System (the "Road System Debt Service Fund"). The Road System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds, and any additional unlimited tax bonds issued by the District for the Road System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds, the Outstanding Bonds issued for the Road System, and any of the District's other duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds, the Outstanding Bonds issued for the Road System, and any additional bonds for the Road System payable in whole or in part from taxes, and to pay any anticipation notes issued, together with

interest thereon, as such tax anticipation notes become due. Twelve (12) months of capitalized interest will be deposited into the Road System Debt Service Fund upon delivery of the Bonds.

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

Issuance of Additional Debt

The District may issue additional bonds with the approval of the TCEQ if applicable, necessary to provide improvements and facilities consistent with the purposes for which the District was created. On November 3, 2020, the District's voters authorized the issuance of the following: \$75,500,000 principal amount of unlimited tax bonds for the Utility System and \$75,500,000 for the further purpose of refunding such bonds. The District's voters also authorized \$42,000,000 principal amount of unlimited tax bonds for the Road System and \$42,000,000 for the further purpose of refunding such bonds and \$20,000,000 principal amount of unlimited tax bonds for the Park System and \$20,000,000 for the further purpose of refunding such bonds. The Bonds constitute the second series of unlimited tax road bonds issued by the District from the \$42,000,000 principal amount of unlimited tax bonds authorized by the District's voters for the Road System.

Following the issuance of the Bonds, \$28,500,000 principal amount of unlimited tax bonds for the Road System, \$65,065,000 principal amount of unlimited tax bonds for the Utility System, and \$20,000,000 principal amount of unlimited tax bonds for the Park System will remain authorized and unissued. All refunding bonds remain authorized but unissued. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and approved by the TCEQ). After reimbursement from the proceeds of the Bonds, the District will owe the Developers approximately \$885,000 for the existing facilities.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purposes. The District has developed a park plan, and both the park plan and park bonds have been approved by District voters. 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. The principal amount of park bonds sold by the District may not exceed one percent of the District's certified taxable assessed valuation, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not greater than three percent of the value of the taxable property in the District.

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 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.

Annexation by the City of Magnolia

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City, the District must conform to a City ordinance consenting to the creation of the District. In addition, except as set forth below under "Utility Agreement with the City of Magnolia," the District may be annexed by the City without the District's consent. If the District is annexed, the City would assume the District's assets and obligations (including the Bonds) and may dissolve the District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation that the City will ever annex the District and assume its debt, nor does the District make any representation concerning the ability of the City to pay debt service on the District's bonds if annexation were to occur. See "Utility Agreement with the City of Magnolia" below.

Utility Agreement with the City of Magnolia

The entirety of the land in the District is located within the extraterritorial jurisdiction of the City. The City has entered into a Utility Agreement with Magnolia Escondido, LLC (as amended, the "Utility Agreement") which was approved and assumed by the District on March 12, 2019. The Utility Agreement was assigned on August 5, 2020 and subsequently amended via the first amendment on March 9, 2021 and the second amendment on October 12, 2021. Pursuant to the Utility Agreement, the District agreed to construct, at its sole expense, water distribution, wastewater collection and storm sewer facilities to serve the District and to convey the water distribution lines, wastewater collection lines, lift stations and storm drainage

lines to the City for ownership, operating and maintenance at the City's expense. The City bills and collects for services from the District's customers and all revenues are property of the City. The City has agreed to provide the District with its ultimate requirements for water supply and distribution and wastewater treatment and collection upon payment of connection charges by the District to the City. Such connection charges may be amended by the City from time to time and at any time, subject to certain limitations imposed by state law.

In the Utility Agreement, the City agrees that it shall not abolish the District until such time as the District is fully developed and has sold all bonds necessary to finance the costs of the water, sewer, and drainage facilities and has reimbursed the Developers and all other landowners within the District in accordance with the development financing agreements entered into by the District until ten (10) years after the effective date of a strategic partnership agreement to be entered into between the City and the District that will detail the terms and conditions related to the full-purpose annexation of the District.

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.

No Arbitrage

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

Defeasance

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

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

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

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Registered Owners’ Remedies

Pursuant to Texas law, the Bond Resolution provides that, in the event the District defaults in the payments of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Resolution into the Debt Service Fund, or defaults in the observance or performance of any of the other covenants, conditions or obligations set forth in the Bond Resolution, any Registered Owner shall be entitled to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the District to make such payments or to observe and perform such covenants, obligations or conditions. Such right is in addition to other rights the Registered Owners may be provided by the laws of the State of Texas.

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners may seek a writ of mandamus requiring the District to levy adequate taxes to make such payments. Except for the remedy of mandamus, the Bond Resolution does not specifically provide for remedies to a Registered Owner in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District’s property. Further, the Registered Owners cannot themselves foreclose on the property of the District or sell property within the District in order to pay the principal of or interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. For example, a Chapter 9 bankruptcy proceeding by the District could delay or eliminate payment of principal or interest to the Registered Owners.

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Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used by the District to reimburse the Developers for a portion of the improvements and related costs as shown below. Additionally, proceeds from the sale of the Bonds will be used to pay developer interest, twelve (12) months of capitalized interest, and other certain costs associated with the issuance of the Bonds. Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and the Financial Advisor.

	<u>Amount</u>
<u>CONSTRUCTION COSTS</u>	
A. Developer Contribution Items	
1. Escondido Onsite Collector Road and Sandra Dee Extension PAV	\$31,035
2. Escondido Section 7 PAV	1,168,836
3. Escondido Section 9 PAV	750,141
4. Escondido Section 10 PAV	718,822
5. Escondido Section 6 PAV	978,156
6. Escondido Section 8 PAV	1,064,476
7. Escondido Section 11 PAV	848,762
Developer Contribution Items	<u>\$5,560,228</u>
LESS Surplus Funds	<u>(216,586)</u>
Total Developer Contribution Items	<u>\$5,343,642</u>
 B. Land Costs	
1. ROW Land Costs	<u>\$275,874</u>
Total Land Items	<u>\$275,874</u>
 TOTAL CONSTRUCTION COSTS (68.03% of BIR)	 \$5,619,516
 <u>NON-CONSTRUCTION COSTS</u>	
A. Legal Fees	178,200
B. Fiscal Agent Fees	138,200
C. Interest	
1. Developer Interest	329,545
2. Capitalized Interest (12 months)	306,225
3. Land Cost Interest	36,519
D. Bond Discount	206,765
E. Bond Issuance Expenses	35,585
F. Engineering Costs	30,000
G. Attorney General's Fee (0.10% or \$9,500 max.)	6,910
H. Contingency (a)	22,535
TOTAL NON-CONSTRUCTION COSTS	<u>\$1,290,484</u>
 TOTAL BOND ISSUE REQUIREMENT	 \$6,910,000

(a) Represents the difference between the estimated and actual amounts of capitalized interest and bond discount.

The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the costs of the above-described facilities; however, the District cannot and does not guarantee the sufficiency of such funds for such purposes. In the instance that approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for approved uses. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

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THE DISTRICT

Authority

The District was created in 2019 by a special act of the Texas Legislature via House Bill No. 4687 in the 86th Regular Session. The District operates under Chapters 49 and 54 of the Texas Water Code, as amended. The District was created under the provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, as amended.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water.

The District also is authorized to construct, develop, and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes, and to construct roads.

Description

At the time of creation, the District encompassed approximately 148.435 acres. The District has since annexed approximately 29.246 acres on November 18, 2021, approximately 151.741 acres on June 16, 2022, and approximately 121.161 acres on May 15, 2025. Currently, the District encompasses approximately 450.583 acres. The District is located in the southeast portion of Montgomery County, Texas north of FM 1744, west of FM 1488, east of O'Neal Lane and consists of 11 tracts. It is approximately 11 miles north of the City of Tomball, approximately 50 miles north of Houston's central business district and is approximately 2 miles west of the City of Magnolia. The entirety of the District is located within the extraterritorial jurisdiction of the City of Magnolia and entirely within Magnolia Independent School District.

Management of the District

The District is governed by the Board consisting of five (5) directors, who have control over and management supervision of all affairs of the District. All of the Directors own property in the District. The directors serve four-year staggered terms. Elections are held in even numbered years in May. The current members and officers of the Board are listed below:

Name	Title	Term Expires May
Andy Mersmann	President	2028
Kylie Ward	Vice President	2028
Lynnette Tujague	Secretary	2028
Jacob Burgus	Assistant Secretary	2026
Cara Sliva	Assistant Vice President	2026

Investment Policy

The District has adopted an Investment Policy (the "Policy") as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"). The District's goal is to preserve principal and maintain liquidity in a diversified portfolio while securing a competitive yield on its portfolio. Funds of the District are to be invested only in accordance with the Policy. The Policy states that the funds of the District may be invested in short term obligations of the U.S. or its agencies or instrumentalities, in certificates of deposits insured by the Federal Deposit Insurance Corporation ("FDIC") and secured by collateral authorized by the Act, and in TexPool and TexStar, which are public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long-term securities or derivative products in the portfolio.

Consultants

Although the District does not have a general manager or any other full-time employees, it has contracted for bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:

Tax Assessor/Collector

The tax assessor/collector for the District is Utility Tax Service, LLC.

Bookkeeper

The District's bookkeeper is ETI Bookkeeping Services.

Auditor

As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audited financial statements are filed with the TCEQ. A copy of the District's financial statements audited by Mark C. Eyring, CPA, PLLC for the fiscal year ending September 30, 2025 is included as "APPENDIX A." The District has engaged Mark C. Eyring, CPA, PLLC to audit its financial statements for the fiscal year ended September 30, 2026.

Engineer

The District's Engineer is LJA Engineering, Inc. (the "Engineer").

Bond Counsel

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

Financial Advisor

Robert W. Baird & Co. Incorporated is employed as Financial Advisor to the District in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

Disclosure Counsel

Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, as Disclosure Counsel. The fees to be paid to Disclosure Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

Operator

The City operates the Utility System, except the detention facilities, which are maintained by the District.

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DEVELOPMENT OF THE DISTRICT

Status of Development within the District

Approximately 225.96 acres (973 lots) within the District have been developed into the single-family subdivision of Escondido Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11.

As of December 15, 2025, the District was comprised of 428 completed homes (385 occupied and 43 unoccupied), 41 homes under construction, and approximately 504 vacant developed lots. The remaining land within the District consists of approximately 1.62 acres under construction, approximately 13.30 acres of institutional development, approximately 85.84 undeveloped but developable acres and approximately 123.86 undevelopable acres.

The 13.30 acres of institutional development is designated for the Lone Star College-Magnolia Center and is expected to be operational by the 2nd quarter of 2026.

The following is a status of construction of single-family housing within the District as of December 15, 2025:

	Acreage	Lots	Completed Homes	Homes Under Construction	Remaining Vacant Developed Lots
Escondido					
Section 1	17.27	67	63	0	4
Section 2	19.13	82	82	0	0
Section 3	11.32	35	35	0	0
Section 4	17.72	99	99	0	0
Section 5	23.15	123	100	7	16
Section 6	20.38	109	0	0	109
Section 7	22.58	114	16	11	87
Section 8	19.84	100	0	0	100
Section 9	12.09	53	25	19	9
Section 10	16.13	24	8	4	12
Section 11	46.35	167	0	0	167
Total	225.96	973	428	41	504
Under Construction	1.62				
Lone Star College-Magnolia Center (a)	13.30				
Undevelopable Acreage	123.86				
Remaining Undeveloped but Developable	85.84				
Total District Acreage	450.58				

(a) Such acreage is not subject to taxation by the District.

THE DEVELOPERS

Role of the Developers

In general, the activities of a developer in a municipal utility district such as the District include purchasing the land within the District, designing the subdivision, designing the utilities and streets to be constructed in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developer, or other third parties. In most instances, the developer will be required to pay up to thirty percent of the cost of constructing certain of the water, wastewater, and drainage facilities in a utility district pursuant to the rules of the TCEQ. The relative success or failure of a developer to perform such activities in development of the property within a utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

Neither the Developers, nor any affiliate entity, is obligated to pay principal of or interest on the Bonds. Furthermore, none of the Developers or its affiliate entities has a binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developers or its affiliate entities should not be interpreted as such a commitment. Prospective purchasers are encouraged to inspect the District in order to acquaint themselves with the nature of development that has occurred or is occurring within the District's boundaries.

Developers

Magnolia Escondido

Magnolia Escondido, LLC ("Magnolia Escondido"), a Texas limited liability company and subsidiary of J. Alan Kent Development, is a single purpose entity created for the purpose of purchasing and developing land within the District. Magnolia Escondido is a thinly capitalized company whose assets consist primarily of the land in the District and the receivables due from the District for eligible public infrastructure.

As of December 15, 2025, Magnolia Escondido has developed approximately 225.96 acres as the single-family subdivision of Escondido Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11. The remaining land within the District contains approximately 1.62 acres under construction, approximately 13.30 acres of institutional development, approximately 85.84 undeveloped but developable acres and approximately 123.86 undevelopable acres. As of December 15, 2025, Magnolia Escondido owned approximately 421 acres of land within the District and 504 vacant developed lots.

Magnolia Escondido financed the purchase of land and the development within the District with a revolving line of credit. Such loan is secured by the land within the District and reimbursements due from the District for eligible public infrastructure. According to Magnolia Escondido, it is currently in compliance with all material terms of such loan.

Parkside 1774

Parkside 1774, LLC ("Parkside 1774") is a Texas limited liability company whose sole member is Parkside Capital Land Fund III, Ltd., a Texas limited partnership and sole manager is Parkside Capital, LLC, a Texas limited liability company. As of December 15, 2025, Parkside 1774 owned approximately 14 acres of remaining developable land within the District.

WB Magnolia

WB Magnolia 1774, LLC ("WB Magnolia"), a Texas limited liability company, owns approximately 15 acres of developable land within the District. WB Magnolia anticipates developing such acreage as a single-family build-to-rent community, with lot construction expected to be complete by the end of 2026.

WB Magnolia financed the purchase of the land and the development within the District from a loan from Frost Bank. Such loan is secured by land within the District and reimbursements due from the District for eligible public infrastructure. According to WB Magnolia, it is in compliance with all material terms of the loan.

Magnolia Escondido, Parkside 1774, and WB Magnolia are collectively referred to herein as the "Developers."

The District makes no representation as to the likelihood of the planned development to occur or the pace at which the planned development might occur.

Homebuilders within the District

Weekley Homes, Perry Homes, and DFH Coventry are currently the active homebuilders within the District. Prices of new homes being constructed within the District range from \$290,000 to \$800,000 with homes being approximately 2,100 to 3,700 square feet in size.

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT
(taken December 2025)



DISTRICT DEBT

Debt Service Requirement Schedule

The following schedule sets forth the principal and interest requirements for the Outstanding Bonds, as well as the principal requirements and interest requirements for the Bonds.

Calendar Year	Outstanding Debt Service	The Bonds		Total	
		Principal	Interest	Debt Service	Debt Service
2026	\$1,188,919	\$0	\$159,067	\$159,067	\$1,347,986
2027	1,181,706	160,000	306,225	466,225	1,647,931
2028	1,183,631	170,000	295,825	465,825	1,649,456
2029	1,174,169	175,000	284,775	459,775	1,633,944
2030	1,173,844	185,000	273,400	458,400	1,632,244
2031	1,172,131	195,000	261,375	456,375	1,628,506
2032	1,170,006	205,000	248,944	453,944	1,623,950
2033	1,163,331	210,000	240,744	450,744	1,614,075
2034	1,163,381	220,000	232,344	452,344	1,615,725
2035	1,164,494	235,000	223,544	458,544	1,623,038
2036	1,169,281	245,000	214,144	459,144	1,628,425
2037	1,172,500	255,000	204,344	459,344	1,631,844
2038	1,173,788	270,000	194,144	464,144	1,637,931
2039	1,178,444	280,000	183,344	463,344	1,641,788
2040	1,181,556	295,000	172,144	467,144	1,648,700
2041	1,176,994	305,000	160,344	465,344	1,642,338
2042	1,175,700	320,000	148,144	468,144	1,643,844
2043	1,177,788	335,000	134,944	469,944	1,647,731
2044	1,186,763	355,000	121,125	476,125	1,662,888
2045	1,178,363	370,000	106,038	476,038	1,654,400
2046	1,178,288	385,000	90,313	475,313	1,653,600
2047	1,181,075	405,000	73,950	478,950	1,660,025
2048	1,180,475	425,000	56,738	481,738	1,662,213
2049	717,450	445,000	38,675	483,675	1,201,125
2050	-	465,000	19,763	484,763	484,763
Total (a)	\$27,764,075	\$6,910,000	\$4,444,392	\$11,354,392	\$39,118,467

(a) Totals may not sum due to rounding.

Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2050).....	\$ 1,564,739
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2044)	\$ 1,662,888

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Bonded Indebtedness

2025 Certified Taxable Assessed Valuation	\$ 137,298,560	(a)
Estimated Taxable Valuation as of September 1, 2025	\$ 187,923,565	(b)
Direct Debt:		
The Outstanding Bonds	\$ 16,580,000	
The Bonds	\$ 6,910,000	
Total	\$ 23,490,000	
Estimated Overlapping Debt	\$ 3,783,189	(c)
Total Direct and Estimated Overlapping Debt	\$ 27,273,189	
Direct Debt Ratios:		
As a percentage of 2025 Certified Taxable Assessed Valuation	17.11 %	
As a percentage of the Estimated Taxable Valuation as of September 1, 2025	12.50 %	
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Certified Taxable Assessed Valuation	19.86 %	
As a percentage of the Estimated Taxable Valuation as of September 1, 2025	14.51 %	
Utility System Debt Service Fund Balance (as of November 30, 2025)	\$ 276,701	(d)
Road System Debt Service Fund Balance (as of November 30, 2025)	\$ 235,645	(e)
General Fund Balance (as of November 30, 2025)	\$ 145,820	(f)
Capital Project Fund Balance (as of November 30, 2025)	\$ 309,996	
2025 Tax Rate per \$100 of Assessed Taxable Valuation		
Road System Debt Service	\$ 0.345	
Utility System Debt Service	\$ 0.530	
Maintenance and Operations	\$ 0.475	
Total	\$ 1.350	
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2050)	\$ 1,564,739	
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2044)	\$ 1,662,888	
Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Average Annual Debt Service Requirements (2026-2050) at 95% Tax Collections		
Based Upon 2025 Certified Taxable Assessed Valuation (\$137,298,560)	\$ 1.20	
Based Upon the Estimated Taxable Valuation as of September 1, 2025 (\$187,923,565)	\$ 0.88	
Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Maximum Annual Debt Service Requirements (2044) at 95% Tax Collections		
Based Upon 2025 Certified Taxable Assessed Valuation (\$137,298,560)	\$ 1.28	
Based Upon the Estimated Taxable Valuation as of September 1, 2025 (\$187,923,565)	\$ 0.94	
Number of Single-Family Homes (including 41 homes in various stages of construction) as of December 15, 2025	469	

- (a) As certified by the Montgomery Central Appraisal District (the "Appraisal District") as of January 1, 2025. All property located in the District is valued on the tax rolls by the Appraisal District at 100% of estimated market value as of January 1 of each year. See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of September 1, 2025, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through September 1, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Funds in the Utility System Debt Service Fund are pledged only to pay the debt service on bonds issued by the District for water, wastewater, and drainage facilities (e.g., the Bonds) and are not available to pay debt service on bonds issued by the District for road purposes.
- (e) In addition to this amount, twelve (12) months of capitalized interest on the Bonds will be deposited into the Road System Debt Service Fund (herein defined). Neither Texas law nor the Bond Resolution require that the District maintain any particular sum in the District's fund created for payment of debt service on bonds issued for the Road System (herein defined). Funds in the Road System Debt Service Fund are not available to pay debt service on the Outstanding Utility Bonds (herein defined).
- (f) See "RISK FACTORS – Operating Funds."

Estimated Direct and Overlapping Debt Statement

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

Taxing Jurisdiction	Outstanding Debt as of November 30, 2025	Estimated Overlapping	
		Percent	Amount
Montgomery County	\$ 516,260,000	0.13%	\$ 647,528
Lone Star College System	434,530,000	0.04%	172,115
Magnolia ISD	276,660,000	1.07%	<u>2,963,545</u>
Total Estimated Overlapping Debt			\$ 3,783,189
The District			\$ 23,490,000 (a)
Total Direct & Estimated Overlapping Debt			\$ 27,273,189

(a) Includes the Outstanding Bonds and the Bonds.

Debt Ratios

	% of 2025 Assessed Taxable Valuation	% of the Estimated Taxable Valuation as of September 1, 2025
Direct Debt (a)	17.11%	12.50%
Direct and Estimated Overlapping Debt (a)	19.86%	14.51%

(a) Includes the Outstanding Bonds and the Bonds.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds, and any additional bonds payable from taxes that the District may hereafter issue for the purpose of acquiring or constructing the Road System, and to pay the expenses of assessing and collecting such taxes (see "RISK FACTORS – Future Debt"). In the Bond Resolution, the District agrees to levy such a tax from year to year as described more fully above under "THE BONDS – Source of Payment." See "TAX DATA – Maintenance Tax."

Property Tax Code and County-wide Appraisal District

Title 1 of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Code are complex and are not fully summarized herein. The Property 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 Appraisal District has the responsibility of appraising property for all taxing units within Montgomery County, including the District. Such appraisal values will be subject to review and change by the Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate.

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, 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; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years of age or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the District. The District may be required to offer such exemptions if a majority of voters approve the same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax-supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption of full value of the veteran's residential homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse, and surviving spouses of a deceased veteran who had received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries.

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. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption would be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

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

Freeport Goods and Goods-in-Transit Exemption: A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2013 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

Tax Abatement

The County may designate all or part of the area within the District as a reinvestment zone. Thereafter, the County and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, Montgomery County has not designated any of the area within the District as a reinvestment zone.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property. The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all 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, including the District, may appeal orders of the Appraisal Review Board by filing a timely petition for review in district court. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

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

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement in writing 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 equal 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 Property Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdiction's discretion to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property as 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 Property Tax Code, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous

year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Special Taxing Unit or a Developed District 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

For the 2025 tax year, the Board made the determination of the District's status as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

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

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

TAX DATA

General

All taxable property within the District is subject to the assessment, levy and collection by the District of two separate continuing, direct annual ad valorem taxes without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds and the Outstanding Bonds. See "TAXING PROCEDURES". The Board has in its Bond Resolution covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. See "THE BONDS" and "RISK FACTORS". For the 2025 tax year, the District levied a total tax rate of \$1.350 per \$100 of assessed valuation composed of a maintenance and operations tax rate of \$0.475 per \$100 of assessed valuation, a road debt service tax rate of \$0.345 and a utility debt service tax rate of \$0.530 per \$100 of assessed valuation.

Tax Rate Limitation

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

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements if such maintenance tax is authorized by vote of the District's electors. The Board is authorized by the District's voters to levy such maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which may be issued in the future. See "– Tax Rate Distribution" below.

The District also has the authority to levy and collect an annual ad valorem tax for the maintenance of roads within the District, if such a maintenance tax is authorized by the District's voters. At the maintenance tax election conducted on November 3, 2020, voters of the District authorized the Board to levy a maintenance tax for roads at a rate not to exceed \$0.25 per \$100 of assessed valuation.

Additional Penalties

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

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Taxable Valuation, which would be required to meet certain debt service requirements if no growth in the District's tax base occurs beyond the 2025 Certified Taxable Assessed Valuation (\$137,298,560) or the Estimated Taxable Valuation as of September 1, 2025 (\$187,923,565). The calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds by the District.

Average Annual Debt Service Requirement (2026-2050).....	\$ 1,564,739
Debt Service Tax Rate of \$1.20 on 2025 Certified Taxable Assessed Valuation produces.....	\$ 1,565,204
Debt Service Tax Rate of \$0.88 on Estimated Valuation as of September 1, 2025, produces.....	\$ 1,571,041
Maximum Annual Debt Service Requirement (2044).....	\$ 1,662,888
Debt Service Tax Rate of \$1.28 on 2025 Certified Taxable Assessed Valuation produces.....	\$ 1,669,550
Debt Service Tax Rate of \$0.94 on Estimated Valuation as of September 1, 2025, produces	\$ 1,678,157

Estimated Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on a parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions (see "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below is an estimation of all taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

<u>Taxing Jurisdictions</u>	<u>2025 Tax Rate Per \$100 of Assessed Taxable Valuation</u>
The District	\$1.35000
Emergency Service District No. 10	0.09220
Montgomery County	0.37700
Mont County Hospital	0.04730
Lone Star College	0.10600
Magnolia ISD	0.95800
Total Tax Rate	<u>\$2.93050</u>

No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

Historical Tax Collections

Tax Year	Assessed Valuation	Tax Rate/ \$100 (a)	Adjusted Levy	% of Collections Current Year	For the Year Ended September 30	% of Collections as of 11/30/2025
2021	\$1,724,930	1.350	23,287	100.00%	2022	100.00%
2022	19,589,968	1.350	264,465	100.00%	2023	100.00%
2023	58,310,333	1.350	787,189	100.00%	2024	100.00%
2024	91,645,721	1.350	1,237,217	99.99%	2025	99.99%
2025	137,298,560	1.350	1,853,531	2.69%(b)	2026	2.69%(b)

(a) See "Tax Rate Distribution."

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

Tax Rate Distribution

	2025	2024	2023	2022	2021
Road System Debt Service	\$0.3450	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Utility System Debt Service	0.5300	0.7200	0.6900	0.0000	0.0000
M&O	0.4750	0.6300	0.6600	1.3500	1.3500
Total	\$1.3500	\$1.3500	\$1.3500	\$1.3500	\$1.3500

Assessed Taxable Valuation Summary

The following represents the type of property comprising the 2021-2025 tax rolls as certified by the Appraisal District.

Type of Property	2025 Assessed Valuation	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation
Land	\$51,374,341	\$32,487,081	\$20,036,204	\$15,513,910	\$1,581,570
Improvements	91,136,979	62,621,962	41,925,258	5,667,080	143,360
Personal Property	3,349,276	1,484,429	259,670	96,936	0
Exemption	(8,562,036)	(4,947,751)	(3,910,799)	(1,687,958)	0
Total	\$137,298,560	\$91,645,721	\$58,310,333	\$19,589,968	\$1,724,930

Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2025 tax year.

Taxpayer	Type of Property	Assessed Taxable Valuation 2025 Tax Roll	% of Assessed Valuation
Magnolia Escondido LLC (a)	Land & Improvements	\$7,537,496	5.49%
Perry Homes LLC (b)	Land & Improvements	6,312,088	4.60%
Weekley Homes LLC (b)	Land & Improvements	3,824,888	2.79%
DFH Coventry LLC (b)	Land & Improvements	3,269,596	2.38%
Mcguyer Land Holdings LLC	Land & Improvements	2,856,042	2.08%
Double M Jones LLC	Land & Improvements	2,078,182	1.51%
EPCOR USA	Land & Improvements	1,930,840	1.41%
Homeowner	Land & Improvements	799,326	0.58%
JAJWK LP	Land & Improvements	631,906	0.46%
NDC Properties LLC	Land & Improvements	<u>621,000</u>	<u>0.45%</u>
Total		29,861,364	
% of Respective Tax Roll			21.75%

(a) See "THE DEVELOPERS – Developers."

(b) See "THE DEVELOPERS – Homebuilders within the District."

THE UTILITY SYSTEM

Regulation

According to the Engineer, the Utility System has been designed in accordance with accepted engineering practices and the requirements of all governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the TCEQ, the City and the Montgomery County Drainage District.

According to the District's Engineer, the design of all such facilities has been approved by all required governmental agencies, and the construction has been inspected by the TCEQ.

Operation of the District's sewer treatment facilities is subject to regulation by, among others, the Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revisions.

Source of Water Supply

Water supply and wastewater treatment capacity is provided by the City. All water and wastewater treatment facilities are owned and maintained by the City as stipulated by the Utility Agreement between the City and the District. Residents in the District pay the City for water service and wastewater treatment in accordance with the City's water and sewer rate order. The cost for water and wastewater supply capacity will be paid for on an impact fee basis. The City will own and operate the system after construction.

The City's water system consists of three water wells for water supply, two ground storage tanks and two elevated storage tanks for storage and delivery pressure, six booster pumps, chlorination facilities for water disinfection, and distribution lines. The plant facilities are located at a water plant on Elm Street and a water plant on Kelly Road.

Wastewater Treatment

The wastewater generated within the District will flow by gravity through an internal network of wastewater collection lines, lift stations, and force mains, and tie into the City's lift station. The wastewater will then be pumped through the City's system to the City's wastewater treatment plant.

The District's wastewater flows are based on 300 gpd/ESFC. The City's wastewater system is providing capacity and is capable of serving 4,333 ESFCs which is sufficient to serve 378 ESFCs currently active within the District.

Storm-Water Drainage Facilities

The District is located within the Mill Creek watershed. The detention ponds constructed within the District drain to this natural stream. Storm water runoff is conveyed throughout the District by way of overland sheet flow to roadway curb inlets, into underground piped storm sewer systems, thence into manmade channels and detention ponds to a ditch near Mill Creek. The ditch ultimately outfalls into the Mill Creek, north of the District. Detention facilities were constructed to detain and convey storm water runoff to a multiple outfall locations along Mill Creek.

Internal Storm-water collection lines will be constructed for drainage system improvements to serve the District's development. The District's storm drainage collection system will consist of curb and gutters with inlet and reinforced concrete storm sewers. The system will serve the District's drainage area and will convey flows to storm water detention basins owned and maintained by the District. The detention basins will ultimately drain to Mill Creek.

THE ROAD SYSTEM

The Road System serves residents of the District by providing access to the major thoroughfares and collectors within the Escondido development and surrounding area. The major thoroughfares and collectors serving the District include Escondido Drive, Sandra Dee Road and Girasol Street. The District will finance, design and construct the Road System in phases as development progresses. The Road System will ultimately be owned, operated, and maintained by the County as the phases are constructed and accepted by the County. The District does not intend to maintain or operate the roads once they are accepted by the County.

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General Fund Operating Statement

The figures below for the fiscal years ended September 30, 2022, through September 30, 2025, were obtained from the District's audited financial statements for the fiscal year ended September 30, 2025, a copy of which is attached hereto as "APPENDIX A" and reference to which is hereby made. As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audit reports are filed with the TCEQ.

	For Fiscal Year Ended 09/30			
	2025	2024	2023	2022
Revenues				
Property taxes	\$ 572,682	\$ 381,392	\$ 264,718	\$ 23,287
Penalties and other Revenues	5,401	5,069	3,380	-
Connection Fees	<u>1,450</u>	<u>880</u>	<u>460</u>	<u>1,110</u>
Total Revenues	\$ 579,533	\$ 387,341	\$ 268,558	\$ 24,397
Expenditures				
Service Operations				
Professional fees	\$ 119,974	\$ 98,374	\$ 91,731	\$ 21,288
Contracted services	24,093	22,778	31,014	27,468
Repairs and maintenance	387,776	245,321	33,932	10,810
Administrative expenditures	35,375	18,587	22,709	15,783
Capital Outlay	<u>47,767</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	\$ 614,985	\$ 385,060	\$ 179,386	\$ 75,349
Revenues Under Expenditures	\$ (35,452)	\$ 2,281	\$ 89,172	\$ (50,952)
Other Financing Sources				
Developer Operating Advances	140,000	-	32,922	30,000
Reimbursement to Other Fund	(32,997)	5,870	-	-
EXCESS SOURCES (USES)	71,551	8,151	122,094	(20,952)
FUND BALANCE, BEGINNING OF YEAR	<u>118,270</u>	<u>110,119</u>	<u>(11,975)</u>	<u>8,977</u>
FUND BALANCE, END OF YEAR	\$ 189,821	\$ 118,270	\$ 110,119	\$ (11,975)

LEGAL MATTERS

Legal Opinions

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals, however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations 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" (except for information under the subheading "- Book-Entry-Only System"), "THE DISTRICT - Authority," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS," and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

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

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the

attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, executed by the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, that to their knowledge, no litigation is pending or threatened affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

No Material Adverse Change

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

TAX MATTERS

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

Tax Exemption

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

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

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

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

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

NOT Qualified Tax-Exempt Obligations

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

Additional Federal Income Tax Considerations

Collateral Tax Consequences

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

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

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

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

Tax Accounting Treatment of Original Issue Premium

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

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above.

All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

Tax Accounting Treatment of Original Issue Discount

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

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

The foregoing discussion assumes that (i) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (ii) all of the OID Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to

the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the inside cover page of this Official Statement. Neither the District nor Bond Counsel has made any investigation or offers any assurance that the OID Bonds will be offered and sold in accordance with such assumptions.

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

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

Tax Legislative Changes

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

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain 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 "DISTRICT DEBT," "TAX DATA," and in "APPENDIX A." The District will update and provide this information within six months after the end of each fiscal year ending in or after 2026. 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.

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-exempt status of the Bonds, or other material events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to

covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 of the Securities Exchange Act (the “Rule”). The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

Availability of Information from EMMA

The District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

Limitations and Amendments

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

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

Compliance with Prior Undertakings

The Bonds are the fourth series of bonded indebtedness issued by the District. The District has complied in all material respects with its previous continuing disclosure undertakings made pursuant to SEC Rule 15c2-12.

OFFICIAL STATEMENT

General

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

The financial statements of the District as of September 30, 2025, and for the year then ended, included in this offering document, have been audited by Mark C. Eyring, CPA, PLLC, independent auditors, as stated in their report appearing herein. See “APPENDIX A” for a copy of the District’s September 30, 2025, audited financial statements.

Experts

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

The information contained in the Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned “TAX DATA” and “DISTRICT

DEBT” was provided by Utility Tax Service, LLC. and the Appraisal District. Such information has been included herein in reliance upon such firm’s authority as an expert in the field of tax collection and the Appraisal District’s authority as an expert in the field of tax assessing.

Certification as to Official Statement

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

Updating of Official Statement

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

CONCLUDING STATEMENT

The information set forth herein has been obtained from the District’s records, audited financial statements and other sources which are considered to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will ever be realized. All of the summaries of the statutes, documents and resolutions contained in this Official Statement are made subject to all of the provisions of the provisions of such statutes, documents and resolutions. These summaries do not purport to be complete statements of such provisions and reference is made to such summarized documents for further information. Reference is made to official documents in all respects.

This Official Statement was approved by the Board of Directors of Montgomery County Municipal Utility District No. 174 as of the date shown on the first page hereof.

/s/ Andy Mersmann
Andy Mersmann
President, Board of Directors
Montgomery County Municipal Utility District No. 174

ATTEST:

/s/ Lynnette Tuiague
Lynnette Tuiague
Secretary, Board of Directors
Montgomery County Municipal Utility District No. 174

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

MONTGOMERY COUNTY MUNICIPAL
UTILITY DISTRICT NO. 174
MONTGOMERY COUNTY, TEXAS
ANNUAL AUDIT REPORT
SEPTEMBER 30, 2025

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Mark C. Eyring, CPA, PLLC

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December 18, 2025

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Montgomery County Municipal
Utility District No. 174
Montgomery County, Texas

Opinions

I have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Montgomery County Municipal Utility District No. 174 as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Montgomery County Municipal Utility District No. 174's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Montgomery County Municipal Utility District No. 174, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows there of for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Montgomery County Municipal Utility District No. 174, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my 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 Montgomery County Municipal Utility District No. 174'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.

INDEPENDENT AUDITOR'S REPORT (Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

My 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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. I 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 Montgomery County Municipal Utility District No. 174's internal control. Accordingly, no such opinion is expressed. I 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. I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Montgomery County Municipal Utility District No. 174's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I 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 I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

INDEPENDENT AUDITOR'S REPORT (Continued)**Supplementary Information**

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Montgomery County Municipal Utility District No. 174's basic financial statements. The supplementary information on Pages 23 to 38 is presented for purposes of additional analysis and is not a required part of the 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 financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, I do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by my firm.

A handwritten signature in dark ink, appearing to read "M. A. J.", is located in the lower right portion of the page.

Management's Discussion and Analysis

Using this Annual Report

Within this section of the Montgomery County Municipal Utility District No. 174 (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

The annual report consists of a series of financial statements plus additional supplemental information to the financial statements as required by the Texas Commission on Environmental Quality ("TCEQ"). In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program. In the District's case, the single governmental program is provision of sewer, drainage and road services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-Wide Financial Statements

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

The difference between the District's total assets and total liabilities is labeled as *net position* and this difference is similar to the total owners' equity presented by a commercial enterprise.

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

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

Fund Financial Statements

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

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

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

Because the focus of the government-wide and fund financial statements are different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total fund balances to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

Financial Analysis of the District as a Whole

Financial Analysis of the District as a Whole begins with an understanding of how financial resources flow through the District's funds. Resources in the Capital Projects Fund are derived principally from proceeds of the sale of bonds, and expenditures for water, sewer, drainage and road systems from this fund are subject to the Rules of the Texas Commission on Environmental Quality and/or the Bond Orders. Resources in the Debt Service Fund are derived principally from the collection of property taxes and are used for the payment of tax collection costs and bond principal and interest. Resources in the General Fund are derived principally from property taxes and service revenues and are used to operate and maintain the system and to pay costs of administration of the District.

Management has financial objectives for each of the District's funds. The financial objective for the Capital Projects Fund is to spend the funds as necessary in accordance with the Rules of the Texas Commission on Environmental Quality. The financial objective for the Debt Service Fund is to levy the taxes necessary to pay the fiscal year debt service requirements plus the cost of levying and collecting taxes, leaving the appropriate fund balance as recommended by the District's financial advisor. The financial objective for the General Fund is to keep the fund's expenditures as low as possible while ensuring that revenues are adequate to cover expenditures and maintaining the fund balance that Management believes is prudent. Management believes that these financial objectives were met during the fiscal year.

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, capital assets and depreciation expense have been required to be recorded at historical cost. Management's policy is to maintain the District's capital assets in a condition greater than or equal to the condition required by regulatory authorities, and management does not believe that depreciation expense is relevant to the management of the District. In the government-wide financial statements, certain non-cash costs of long-term debt are capitalized and amortized over the life of the related debt. Management believes that this required method of accounting is not useful for financial analysis of the District and prefers to consider the required cash flows of the debt as reported in the fund statements and the notes to the financial statements. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.

The following required summaries of the District's overall financial position and operations for the past two years are based on the information included in the government-wide financial statements. For the reasons described in the preceding paragraph, a separate analysis of the summaries is not presented.

Summary of Net Position

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Current and other assets	\$ 1,069,827	\$ 713,555	\$ 356,272
Capital assets	14,836,170	20,359,556	(5,523,386)
Total assets	<u>15,905,997</u>	<u>21,073,111</u>	<u>(5,167,114)</u>
Long-term liabilities	27,263,034	23,450,865	3,812,169
Other liabilities	874,833	375,278	499,555
Total liabilities	<u>28,137,867</u>	<u>23,826,143</u>	<u>4,311,724</u>
Net position:			
Invested in capital assets, net of related debt	(12,563,807)	(3,094,512)	(9,469,295)
Restricted	138,379	337,606	(199,227)
Unrestricted	193,558	3,874	189,684
Total net position	<u>\$ (12,231,870)</u>	<u>\$ (2,753,032)</u>	<u>\$ (9,478,838)</u>

Summary of Changes in Net Position

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 1,250,254	\$ 792,645	\$ 457,609
Other	48,499	44,546	3,953
Total revenues	<u>1,298,753</u>	<u>837,191</u>	<u>461,562</u>
Expenses:			
Service operations	9,348,132	400,087	8,948,045
Debt service	1,429,459	315,330	1,114,129
Total expenses	<u>10,777,591</u>	<u>715,417</u>	<u>10,062,174</u>
Change in net position	(9,478,838)	121,774	(9,600,612)
Net position, beginning of year	<u>(2,753,032)</u>	<u>(2,874,806)</u>	<u>121,774</u>
Net position, end of year	<u>\$ (12,231,870)</u>	<u>\$ (2,753,032)</u>	<u>\$ (9,478,838)</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2025, were \$1,013,452, an increase of \$371,066 from the prior year.

The General Fund balance increased by \$71,551, in accordance with the District's financial plan.

The Debt Service Fund balance increased by \$252,556, in accordance with the District's financial plan.

The Capital Projects Fund balance increased by \$46,959, as bond proceeds and interest earnings on deposits exceeded authorized expenditures.

General Fund Budgetary Highlights

The Board of Directors did not amend the budget during the fiscal year. The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 22 of this report. The budgetary fund balance as of September 30, 2025, was expected to be \$174,710 and the actual end of year fund balance was \$189,821.

Capital Asset and Debt Administration

Capital Assets

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

	<u>Capital Assets (Net of Accumulated Depreciation)</u>		
	<u>2025</u>	<u>2024</u>	<u>Change</u>
Detention ponds	\$ 2,260,523	\$ 2,164,252	\$ 96,271
Impact fees	1,258,800	1,036,800	222,000
Construction in progress	11,316,847	17,158,504	(5,841,657)
Totals	<u>\$ 14,836,170</u>	<u>\$ 20,359,556</u>	<u>\$ (5,523,386)</u>

Changes to capital assets during the fiscal year ended September 30, 2025, are summarized as follows:

Additions:

Utilities, roads and other facilities constructed by developer	\$ 2,170,427
Road inspections and other costs	32,816
Engineering for recreational building	<u>47,767</u>
	2,251,010

Decreases:

Utilities transferred to other entity	<u>(7,774,396)</u>
Net change to capital assets	<u>\$ (5,523,386)</u>

Debt

Changes in the bonded debt position of the District during the fiscal year ended September 30, 2025, are summarized as follows:

Bonded debt payable, beginning of year	\$ 6,500,000
Bonds sold	10,365,000
Bonds paid	<u>(285,000)</u>
Bonded debt payable, end of year	<u>\$ 16,580,000</u>

At September 30, 2025, the District had \$65,065,000 unlimited tax bonds authorized but unissued for water, sanitary sewer, drainage and storm sewer purposes, \$35,410,000 for road purposes authorized but unissued and \$20,000,000 for recreational facilities authorized but unissued.

The District's Series 2025 utility bonds and Series 2025 road bonds are insured by Assured Guaranty, Inc. and Build America Mutual Assurance Company, respectively. The insured rating of the Series 2025 utility and road bonds is AA by Standard & Poor's. The District's Series 2023 bonds are not rated or insured.

As further described in Note 5 of the notes to the financial statements, the developer within the District has advanced funds to the District to cover initial operating deficits. As of September 30, 2025, the cumulative amount of developer advances for this purpose was \$257,922.

As further described in Note 5 of the notes to the financial statements, the developer within the District is constructing roads, water, sewer and drainage facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the TCEQ, as applicable. At September 30, 2025, the estimated amount due to the developer was \$11,269,080.

ADDITIONAL RELEVANT FACTORS

Property Tax Base

The District's tax base increased approximately \$32,675,000 (approximately 56%) for the 2024 tax year due to the increase in the average assessed valuations on existing property.

The District's tax base is concentrated in a small number of taxpayers. The District's developer owns a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet the debt service obligations described in Note 5 of the Notes to the Financial Statements.

Relationship to the City of Magnolia

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Magnolia (the "City"), the District must conform to a City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City. If the District is annexed, the City will assume the District's assets and obligations (including the bonded indebtedness) and dissolve the District within ninety (90) days.

Utilizing a provision of Texas law, the District approved entry into a Strategic Partnership Agreement ("SPA") with the City effective as of October 13, 2020. The SPA provides for the limited purpose annexation of land within the District into the City for the limited purposes of imposition of the City's Sales and Use Tax, certain municipal court jurisdictions, and health inspection services and enforcement. The properties made subject to the SPA may not be taxed for ad valorem purposes by the City. Additional properties may become subject to the SPA by amending the SPA upon the consent of the City and the District. The term of the SPA is 40 years from the effective date, unless earlier terminated and shall be automatically extended for additional ten (10) year terms unless parties provide written notice three months prior. Under the terms of the SPA, the City may annex all or part of the District for full purpose at any time after the tenth anniversary of the effective date of the SPA. Subsequent to the District approval, the City requested that the District rescind the SPA, and to date the District and the City have not entered into a SPA.

The District has entered into a Utility Agreement (the "Agreement") with the City, as amended March 9, 2021 and October 12, 2021, to provide water and wastewater treatment services within the District. Under the terms of the Agreement, the District will construct, or have constructed, a water distribution system and a wastewater collection system. Upon completion of such system, the system will be conveyed to the City. In consideration of the District's construction and conveying such systems, the City shall assume all operation and maintenance responsibilities for the systems.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

SEPTEMBER 30, 2025

	General	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
ASSETS						
Cash, including interest-bearing accounts, Note 7	\$ 8,174	\$ 33,555	\$	\$ 41,729	\$	\$ 41,729
Temporary investments, at cost, Note 7	109,408	493,933	416,751	1,020,092		1,020,092
Receivables:						
Property taxes	3,737	4,269		8,006		8,006
Due from other funds	115,028			115,028	(115,028)	0
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	14,836,170	14,836,170
Total assets	<u>\$ 236,347</u>	<u>\$ 531,757</u>	<u>\$ 416,751</u>	<u>\$ 1,184,855</u>	<u>14,721,142</u>	<u>15,905,997</u>
LIABILITIES						
Accounts payable	\$ 42,789	\$ 5,580	\$	\$ 48,369		48,369
Accrued interest payable				0	460,202	460,202
Due to other funds		4,496	110,532	115,028	(115,028)	0
Long-term liabilities, Note 5:						
Due within one year				0	366,262	366,262
Due in more than one year				0	27,263,034	27,263,034
Total liabilities	<u>42,789</u>	<u>10,076</u>	<u>110,532</u>	<u>163,397</u>	<u>27,974,470</u>	<u>28,137,867</u>
DEFERRED INFLOWS OF RESOURCES						
Property tax revenues	<u>3,737</u>	<u>4,269</u>	<u>0</u>	<u>8,006</u>	<u>(8,006)</u>	<u>0</u>
FUND BALANCES / NET POSITION						
Fund balances:						
Restricted for bond interest, Note 5		229,319		229,319	(229,319)	0
Assigned to:						
Debt service		288,093		288,093	(288,093)	0
Capital projects			306,219	306,219	(306,219)	0
Unassigned	189,821			189,821	(189,821)	0
Total fund balances	<u>189,821</u>	<u>517,412</u>	<u>306,219</u>	<u>1,013,452</u>	<u>(1,013,452)</u>	<u>0</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 236,347</u>	<u>\$ 531,757</u>	<u>\$ 416,751</u>	<u>\$ 1,184,855</u>		
Net position:						
Invested in capital assets, net of related debt, Note 4					(12,563,807)	(12,563,807)
Restricted for debt service					(167,840)	(167,840)
Restricted for capital projects					306,219	306,219
Unrestricted, Note 5					193,558	193,558
Total net position					<u>\$ (12,231,870)</u>	<u>\$(12,231,870)</u>

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
REVENUES						
Property taxes	\$ 572,682	\$ 654,184	\$	\$ 1,226,866	\$ 794	\$ 1,227,660
Penalty and interest		22,594		22,594		22,594
Connection fees	1,450			1,450		1,450
Interest on deposits and investments	5,401	28,213	13,435	47,049		47,049
Total revenues	579,533	704,991	13,435	1,297,959	794	1,298,753
EXPENDITURES / EXPENSES						
Service operations:						
Professional fees	119,974	7,873		127,847		127,847
Contracted services	24,093	26,631		50,724		50,724
Repairs and maintenance and other operating fees	387,776			387,776		387,776
Administrative expenditures	35,375	550		35,925		35,925
Capital outlay / non-capital outlay	47,767		8,092,667	8,140,434	(366,038)	7,774,396
Debt service:						
Principal retirement		285,000		285,000	(285,000)	0
Bond issuance expenditures			631,689	631,689		631,689
Interest and fees		490,396	971,464	1,461,860	307,374	1,769,234
Total expenditures / expenses	614,985	810,450	9,695,820	11,121,255	(343,664)	10,777,591
Excess (deficiency) of revenues over expenditures	(35,452)	(105,459)	(9,682,385)	(9,823,296)	344,458	(9,478,838)
OTHER FINANCING SOURCES (USES)						
Bonds issued, Note 5		635,656	9,729,344	10,365,000	(10,365,000)	0
Bond issuance discount, Note 5		(310,638)		(310,638)	310,638	0
Reimbursement to (from) other fund	(32,997)	32,997		0		0
Developer advances, Note 5	140,000			140,000	(140,000)	0
Total other financing sources (uses)	107,003	358,015	9,729,344	10,194,362	(10,194,362)	0
Net change in fund balances / net position	71,551	252,556	46,959	371,066	(9,849,904)	(9,478,838)
Beginning of year	118,270	264,856	259,260	642,386	(3,395,418)	(2,753,032)
End of year	\$ 189,821	\$ 517,412	\$ 306,219	\$ 1,013,452	\$ (13,245,322)	\$ (12,231,870)

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174NOTES TO THE FINANCIAL STATEMENTSSEPTEMBER 30, 2025

NOTE 1: REPORTING ENTITY

Montgomery County Municipal Utility District No. 174 (the "District") was created by Act of the 86th Texas Legislature, Regular Session, as a municipal utility district. The District operates in accordance with Texas Water Code Chapters 49 and 54, Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapter 8066 of the Texas Special District Local Laws Code. The District is located within the extra territorial jurisdiction of the City of Magnolia and within Montgomery County, Texas. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Board of Directors held its first meeting on August 5, 2020. The District is subject to the continuing supervision of the TCEQ with respect to water, wastewater and drainage. The District is empowered, among other things, to provide for water, wastewater, drainage and road facilities.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may provide garbage disposal and collection services and construct and maintain recreational facilities. In addition, pursuant to Texas Water Code Section 54.234, the District is authorized to construct, acquire, improve, maintain or operate roads located within its boundaries. In addition, the District is empowered, if approved by the electorate, the TCEQ and other governmental entities having jurisdiction, to establish, operate and maintain a fire department, either independently or jointly with certain other districts.

In evaluating how to define the District for financial reporting purposes, the Board of Directors of the District has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria established by the Governmental Accounting Standards Board. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the District is able to exercise oversight responsibilities. Based upon the application of these criteria, there were no other entities which were included as a component unit in the District's financial statements.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board (the "GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board issued through November 30, 1989 (when applicable), that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the District are discussed below.

Basic Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and governmental fund financial statements (reporting the District's funds). Because the District is a single-program government as defined by the GASB, the District has combined the government-wide statements and the fund financial statements using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements. An additional reconciliation between the fund and the government-wide financial data is presented in Note 3.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. The effect of interfund activity has been removed from these statements. The District's net position is reported in three parts – invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The District first utilizes restricted resources to finance qualifying activities. The government-wide statement of activities reports the components of the changes in net position during the reporting period.

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for in a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures and changes in fund balances. The District's fund balances are reported as nonspendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are either not in spendable form or are contractually required to remain intact. Restricted fund balances include amounts that can only be used for the specific purposes stipulated by constitutional provisions, external resource providers or enabling legislation. Committed fund balances include amounts that can only be used for the specific purposes determined by formal action of the District's Board of Directors. Assigned fund balances are intended for a specific purpose but do not meet the criteria to be classified as restricted or committed. Unassigned fund balance is the residual classification for the District's General Fund and includes all spendable amounts not contained in the other classifications. The transactions of the District are accounted for in the following funds:

General Fund -- To account for all revenues and expenditures not required to be accounted for in other funds.

Debt Service Fund -- To account for the accumulation of financial resources for, and the payment of, bond principal and interest, paid principally from property taxes levied by the District.

Capital Projects Fund -- To account for financial resources designated to construct or acquire capital assets. Such resources are derived principally from proceeds of the sale of bonds.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Basis of Accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting which recognizes all long-term assets and receivables as well as long-term debt and obligations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Ad valorem property taxes are recognized as revenues in the fiscal year for which they have been levied and related penalties and interest are recognized in the fiscal year in which they are imposed. An allowance for uncollectibles is estimated for delinquent property taxes and reported separately in the financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred except for principal and interest on bonds payable which are recorded only when payment is due.

Interfund Activity

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is reported as interfund receivables or payables, as appropriate, as are all other outstanding balances between funds. Operating transfers between funds represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Receivables

Service accounts and other receivable as reported are considered collectible. The District uses the direct write off method for uncollectible service accounts. Unbilled water and sewer revenues are not material and are not recorded at year end. The District considers service accounts revenues to be available if they are to be collected within 60 days after the end of the fiscal year.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred inflow of resources. Property taxes collected after the end of the fiscal year are not included in revenues.

Capital Assets

Capital assets, which include property, plant, equipment, and immovable public domain or "infrastructure" assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$15,000 (including installation costs, if any, and associated professional fees) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed by the District. Donated capital assets are recorded at historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset or increase the value of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

Plant and equipment	10-45 years
Underground lines	45 years
Roads	45 years

Long-term Liabilities

Long-term debt and other long-term obligations are reported in the government-wide financial statements. Bond premiums and discounts, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. If bonds are refunded and the carrying amount of the new debt is different than the net carrying amount of the old debt, the difference is netted against the new debt and amortized using the effective interest method over the shorter of the remaining life of the refunded debt or the life of the new debt issued.

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

NOTE 3: RECONCILIATION OF FUND TO GOVERNMENT-WIDE FINANCIAL STATEMENTS

Reconciliation of year end fund balances to net position:

Total fund balances, end of year		\$ 1,013,452
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Total capital assets, net		14,836,170
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Bonds payable	\$ (16,580,000)	
Issuance discount (to be amortized as interest expense)	477,706	
Due to developers for operating advances	(257,922)	
Due to developers for construction	<u>(11,269,080)</u>	(27,629,296)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:		
Uncollected property taxes		8,006
Some liabilities that do not require the use of current financial resources are not reported as liabilities in the funds:		
Accrued interest		<u>(460,202)</u>
Net position, end of year		<u>\$ (12,231,870)</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Reconciliation of net change in fund balances to change in net position:

Total net change in fund balances	\$ 371,066
The funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:	
Capital outlay	366,038
The issuance of long-term debt (bonds payable) provides current financial resources to the funds, while the repayment of the principal of long-term debt consumes the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:	
Bonds issued	\$ (10,365,000)
Principal reduction	<u>285,000</u> (10,080,000)
The funds report the effect of bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of these items:	
Issuance discount	289,808
The receipt of developer advances provides current financial resources to the funds, while the repayment of such advances consume the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:	
Developer advances	(140,000)
Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the funds:	
Uncollected property taxes	794
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds:	
Accrued interest	<u>(286,544)</u>
Change in net position	<u>\$ (9,478,838)</u>

NOTE 4: CAPITAL ASSETS

At September 30, 2025, "Invested in capital assets, net of related debt" was \$(12,563,807). This amount was negative primarily because the District transfers the ownership of capital assets constructed by the District to the City of Magnolia (the "City"). As further described in Note 9, under the terms of the utility agreement with the City, the District is to pay for construction of a water distribution system, sanitary sewer collection system, drainage system, road system and recreational facilities to serve the District. The District shall be the owner of each phase of the construction of each system until such phase is completed and approved by the City, at which time ownership of such phase shall be transferred to the City. However, the District shall have a security interest therein until all bonds issued by the District pursuant to the utility agreement are retired. The drainage system and recreational facilities shall be owned and retained by the District, or the homeowners association serving the land, and will not be transferred to another entity.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Detention ponds	\$ 2,164,252	\$ 96,271	\$	\$ 2,260,523
Impact fees	1,036,800	222,000		1,258,800
Construction in progress	<u>17,158,504</u>	<u>2,251,010</u>	<u>8,092,667</u>	<u>11,316,847</u>
Total capital assets not being depreciated	<u>20,359,556</u>	<u>2,569,281</u>	<u>8,092,667</u>	<u>14,836,170</u>
Total capital assets, net	<u>\$ 20,359,556</u>	<u>\$ 2,569,281</u>	<u>\$ 8,092,667</u>	<u>\$ 14,836,170</u>
Changes to capital assets:				
Capital outlay		\$ 366,038	\$	
Assets transferred to non-depreciable assets		318,271	318,271	
Transfer of assets to other entities		7,774,396	7,774,396	
Increase in liability to developer for construction		2,170,427		
Capital outlay paid (decrease in liability) to developer		<u>(8,059,851)</u>		
Net increases / decreases to capital assets		<u>\$ 2,569,281</u>	<u>\$ 8,092,667</u>	

NOTE 5: LONG-TERM LIABILITIES AND CONTINGENT LIABILITIES

Long-term liability activity for the fiscal year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Bonds payable	\$ 6,500,000	\$ 10,365,000	\$ 285,000	\$ 16,580,000	\$ 400,000
Add (less) deferred amounts:					
For issuance (discounts) premiums	<u>(187,898)</u>	<u>(310,638)</u>	<u>(20,830)</u>	<u>(477,706)</u>	<u>(33,738)</u>
Total bonds payable	<u>6,312,102</u>	<u>10,054,362</u>	<u>264,170</u>	<u>16,102,294</u>	<u>366,262</u>
Due to developers for operating advances (see below)	117,922	140,000		257,922	-----
Due to developers for construction (see below)	<u>17,158,504</u>	<u>2,170,427</u>	<u>8,059,851</u>	<u>11,269,080</u>	-----
Total due to developers	<u>17,276,426</u>	<u>2,310,427</u>	<u>8,059,851</u>	<u>11,527,002</u>	<u>0</u>
Total long-term liabilities	<u>\$ 23,588,528</u>	<u>\$ 12,364,789</u>	<u>\$ 8,324,021</u>	<u>\$ 27,629,296</u>	<u>\$ 366,262</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

As of September 30, 2025, the debt service requirements on the bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 400,000	\$ 788,918	\$ 1,188,918
2027	415,000	766,706	1,181,706
2028	440,000	743,632	1,183,632
2029	455,000	719,169	1,174,169
2030	480,000	693,843	1,173,843
2031 - 2035	2,760,000	3,073,346	5,833,346
2036 - 2040	3,465,000	2,410,565	5,875,565
2041 - 2045	4,345,000	1,550,608	5,895,608
2046 - 2049	<u>3,820,000</u>	<u>437,288</u>	<u>4,257,288</u>
	<u>\$ 16,580,000</u>	<u>\$ 11,184,075</u>	<u>\$ 27,764,075</u>

Water, sewer and drainage bonds voted*	\$ 75,500,000
Water, sewer and drainage bonds approved for sale and sold	10,435,000
Water, sewer and drainage bonds voted and not issued	65,065,000
Road bonds voted*	\$ 42,000,000
Road bonds approved for sale and sold	6,590,000
Road bonds voted and not issued	35,410,000
Recreational facilities bonds voted*	\$ 20,000,000
Recreational facilities bonds approved for sale and sold	0
Recreational facilities bonds voted and not issued	20,000,000

*Refunding bonds were voted in the same amount for each category.

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

The bond issues payable at September 30, 2025, were as follows:

	<u>Series 2023 Utility</u>	<u>Series 2025 Utility</u>	<u>Series 2025 Road</u>
Amounts outstanding, September 30, 2025	\$6,350,000	\$3,640,000	\$6,590,000
Interest rates	4.00% to 5.00%	4.25% to 6.75%	4.00% to 6.50%
Maturity dates, serially beginning/ending	September 1, 2026/2048	September 1, 2026/2049	September 1, 2026/2049
Interest payment dates	March 1/September 1	March 1/September 1	March 1/September 1
Callable dates	September 1, 2029*	September 1, 2030*	September 1, 2030*

*Or any date thereafter, in whole or in part, callable at par plus unpaid accrued interest to the date fixed for redemption.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

In accordance with the Series 2023 utility and Series 2025 road Bond Orders, a portion of the bond proceeds were deposited into the Debt Service Fund and reserved for the payment of bond interest. This bond interest reserve is reduced as the interest is paid. Transactions for the current year are summarized as follows:

Bond interest reserve, beginning of year:		
Series 2023 utility bonds	\$	16,358
12 months' interest from sale of Series 2025 road bonds		325,019
Appropriation for bond interest paid		
Series 2023 utility bonds	\$ (16,358)	
Series 202 road bonds	<u>(95,700)</u>	<u>(112,058)</u>
Bond interest reserve, end of year	\$	<u>229,319</u>

Developer Construction Commitments, Liabilities and Advances

The developer within the District has advanced funds to the District to cover initial operating deficits. At September 30, 2025, the cumulative amount of unreimbursed developer advances was \$257,922. These amounts have been recorded in the government-wide financial statements and in the schedules in Note 5. This amount has been recorded as a decrease in "Unrestricted net position" in the government-wide financial statements. Without this decrease, "Unrestricted net position" would have a balance of \$463,977.

The developer within the District has constructed certain underground facilities within the District's boundaries. The District has agreed to reimburse the developer for these construction and related engineering costs plus interest not to exceed the interest rate of the applicable District bond issue. These amounts are to be reimbursed from the proceeds of future bond issues to the extent approved by the TCEQ. The District's engineer stated that unreimbursed cost of the construction in progress at September 30, 2025, was \$11,269,080. This amount has been recorded in the government-wide financial statements and in the schedules in Notes 4 and 5.

NOTE 6: PROPERTY TAXES AND CONCENTRATION OF TAX BASE

The Montgomery County Appraisal District has the responsibility for appraising property for all taxing units within the county as of January 1 of each year, subject to review and change by the county Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, must be used by the District in establishing its tax roll and tax rate. The District's taxes are usually levied in the fall, are due when billed and become delinquent after September 30 of the following year or 30 days after the date billed, whichever is later. On January 1 of each year, a statutory tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property.

At an election held November 3, 2020, the voters within the District authorized a maintenance tax not to exceed \$1.50 per \$100 valuation on all property subject to taxation within the District. This maintenance tax is being used by the General Fund to pay expenditures of operating the District. The voters also authorized a road maintenance tax not to exceed \$0.25 per \$100 valuation on all property subject to taxation within the District. This road maintenance tax is to be used for the operation and maintenance of a road system and related storm drainage system within the District. There is no tax limitation on the rate or amount of taxes that can be levied to pay debt service on water, wastewater and drainage bonds.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

On September 19, 2024, the District levied the following ad valorem taxes for the 2024 tax year on the adjusted taxable valuation of \$90,986,747:

	<u>Rate</u>	<u>Amount</u>
Debt service	\$ 0.7200	\$ 655,105
Maintenance	<u>0.6300</u>	<u>573,217</u>
	<u>\$ 1.3500</u>	<u>\$ 1,228,322</u>

A reconciliation of the tax levy to property tax revenues on the Statement of Activities is as follows:

2024 tax year total property tax levy	\$ 1,228,322
Appraisal district adjustments to prior year taxes	<u>(662)</u>
Statement of Activities property tax revenues	<u>\$ 1,227,660</u>

Concentration of Tax Base

The District's tax base is concentrated in a small number of taxpayers. The District's developer owns a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet the debt service obligations described in Note 5.

NOTE 7: DEPOSITS

The District complied with the requirements of the Public Funds Investment Act during the current fiscal year including the preparation of quarterly investment reports required by the Act.

State statutes authorize the District to invest and reinvest in direct or indirect obligations of the United States, the State of Texas, any county, city, school district, or other political subdivision of the state, or in local government investment pools authorized under the Public Funds Investment Act. Funds of the District may be placed in certificates of deposit of state or national banks or savings and loan associations within the state provided that they are secured in the manner provided for the security of the funds under the laws of the State of Texas. In accordance with the District's investment policies, during the current year the District's funds were invested in interest bearing accounts at authorized financial institutions and in TexPool, a local government investment pool sponsored by the State Comptroller. TexPool is rated AAAM by Standard & Poor's.

In accordance with state statutes and the District's investment policies, the District requires that insurance or security be provided by depositories for all funds held by them. At the balance sheet date, the District's deposits were covered by federal insurance.

At the balance sheet date the carrying value and market value of the investments in TexPool was \$1,020,092.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Deposits and temporary investments restricted by state statutes and Bond Orders:

Debt Service Fund

For payment of debt principal and interest,
paying agent fees and costs of assessing and
collecting taxes:

Cash	\$ 33,555
Temporary investments	<u>493,933</u>
	<u>\$ 527,488</u>

Capital Projects Fund

For construction of capital assets:

Temporary investments	<u>\$ 416,751</u>
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NOTE 8: RISK MANAGEMENT

The District is exposed to various risks of loss related to: torts; theft of, damage to, and destruction of assets; errors and omissions; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past two fiscal years.

On September 30, 2025, the District had physical damage and boiler and machinery coverage of \$561,308, comprehensive general liability coverage with a per occurrence limit of \$1,000,000 and \$3,000,000 general aggregate, consultant’s crime coverage of \$10,000 and a tax assessor-collector bond of \$10,000.

NOTE 9: AGREEMENTS WITH THE CITY OF MAGNOLIA

Utility Agreement

The District’s developer, on behalf of the District, entered into a Utility Agreement (the “Agreement”) with the City of Magnolia (the “City”) on March 12, 2019 (assigned to the District on August 5, 2020), as amended March 9, 2021 and October 12, 2021. The District obtains water, sewer and drainage service from the City. Under the terms of the Agreement, the District will construct, or have constructed, a water distribution system, sanitary sewer collection system, drainage system, road system and recreational facilities to serve the District. Upon completion of such system, the system will be conveyed to the City. The City shall make monthly payments to the District equal to ten dollars (\$10) per equivalent single-family connection located within the District. The obligation of the City to make such monthly payments shall terminate upon the earlier of the following: (i) the termination of the Agreement; (ii) whenever the debt of the District is paid off; or (iii) twenty-five (25) years from the date of issuance of the District’s first series of bonds. The District accrued connection fees revenue of \$1,450 during the year ended September 30, 2025.

NOTES TO THE FINANCIAL STATEMENTS (Continued)Strategic Partnership Agreement

Utilizing a provision of Texas law and as required by the Utility Agreement, the District approved entry into a Strategic Partnership Agreement ("SPA") with the City effective as of October 13, 2020. The SPA provides for the limited purpose annexation of land within the District into the City for the limited purposes of imposition of the City's Sales and Use Tax, certain municipal court jurisdictions, and health inspection services and enforcement. The properties made subject to the SPA may not be taxed for ad valorem purposes by the City. Additional properties may become subject to the SPA by amending the SPA upon the consent of the City and the District. The term of the SPA is 40 years from the effective date, unless earlier terminated and shall be automatically extended for additional ten (10) year terms unless parties provide written notice three months prior. Under the terms of the SPA, the City may annex all or part of the District for full purpose at any time after the tenth anniversary of the effective date of the SPA. Subsequent to the District approval, the City requested that the District rescind the SPA, and to date the District and the City have not entered into a SPA.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Property taxes	\$ 436,900	\$ 436,900	\$ 572,682	\$ 135,782
Connection fees	1,000	1,000	1,450	450
Interest on deposits and investments	4,000	4,000	5,401	1,401
TOTAL REVENUES	441,900	441,900	579,533	137,633
EXPENDITURES				
Service operations:				
Professional fees	105,000	105,000	119,974	14,974
Contracted services	21,600	21,600	24,093	2,493
Repairs and maintenance				
and other operating expenditures	225,600	225,600	387,776	162,176
Administrative expenditures	33,260	33,260	35,375	2,115
Capital outlay	0	0	47,767	47,767
TOTAL EXPENDITURES	385,460	385,460	614,985	229,525
EXCESS REVENUES (EXPENDITURES)	56,440	56,440	(35,452)	(91,892)
OTHER FINANCING SOURCES (USES)				
Developer operating advances	0	0	140,000	140,000
Reimbursement to other fund	0	0	(32,997)	(32,997)
TOTAL OTHER FINANCIAL SOURCES (USES)	0	0	107,003	107,003
EXCESS SOURCES (USES)	56,440	56,440	71,551	15,111
FUND BALANCE, BEGINNING OF YEAR	118,270	118,270	118,270	0
FUND BALANCE, END OF YEAR	\$ 174,710	\$ 174,710	\$ 189,821	\$ 15,111

The District's Board of Directors adopts an annual nonappropriated budget. This budget may be amended throughout the fiscal year and is prepared on a basis consistent with generally accepted accounting principles.

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

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
SEPTEMBER 30, 2025

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

- [X] TSI-1. Services and Rates
- [X] TSI-2. General Fund Expenditures
- [X] TSI-3. Temporary Investments
- [X] TSI-4. Taxes Levied and Receivable
- [X] TSI-5. Long-Term Debt Service Requirements by Years
- [X] TSI-6. Changes in Long-Term Bonded Debt
- [X] TSI-7. Comparative Schedule of Revenues and Expenditures -
General Fund and Debt Service Fund - Five Year
- [X] TSI-8. Board Members, Key Personnel and Consultants

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

SCHEDULE OF SERVICES AND RATES

SEPTEMBER 30, 2025

1. Services Provided by the District during the Fiscal Year:

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

2. Retail Service Providers

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

Not Applicable. See Note 9 of the Notes to the Financial Statements.

b. Water and Wastewater Retail Connections:

Not Applicable. See Note 9 of the Notes to the Financial Statements.

3. Total Water Consumption during the Fiscal Year (rounded to thousands):

Not Applicable. See Note 9 of the Notes to the Financial Statements.

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

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

If yes, date of the most recent Commission Order: _____

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

If yes, date of the most recent Commission Order: _____

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

EXPENDITURES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CURRENT				
Professional fees:				
Auditing	\$ 9,500	\$	\$	9,500
Legal	88,543	7,873		96,416
Engineering	21,931			21,931
	<u>119,974</u>	<u>7,873</u>	<u>0</u>	<u>127,847</u>
Contracted services:				
Bookkeeping	24,093			24,093
Tax assessor-collector		14,287		14,287
Appraisal district		12,344		12,344
	<u>24,093</u>	<u>26,631</u>	<u>0</u>	<u>50,724</u>
Repair and maintenance				
And other operating expenditures	<u>387,776</u>	<u>0</u>	<u>0</u>	<u>387,776</u>
Administrative expenditures:				
Director's fees	9,503			9,503
Office supplies and postage	12,886			12,886
Insurance	7,298	50		7,348
Other	5,688	500		6,188
	<u>35,375</u>	<u>550</u>	<u>0</u>	<u>35,925</u>
CAPITAL OUTLAY				
Authorized expenditures	<u>47,767</u>	<u>0</u>	<u>8,092,667</u>	<u>8,140,434</u>
DEBT SERVICE				
Principal retirement	<u>0</u>	<u>285,000</u>	<u>0</u>	<u>285,000</u>
Bond issuance expenditures	<u>0</u>	<u>0</u>	<u>631,689</u>	<u>631,689</u>
Interest and fees:				
Interest		489,596	971,464	1,461,060
Paying agent fees		800		800
	<u>0</u>	<u>490,396</u>	<u>971,464</u>	<u>1,461,860</u>
TOTAL EXPENDITURES	<u>\$ 614,985</u>	<u>\$ 810,450</u>	<u>\$ 9,695,820</u>	<u>\$ 11,121,255</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

ANALYSIS OF CHANGES IN DEPOSITS
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
SOURCES OF DEPOSITS AND TEMPORARY INVESTMENTS				
Cash receipts from revenues excluding maintenance taxes	\$ 6,851	\$ 704,991	\$ 13,435	\$ 725,277
Maintenance tax receipts		572,682		572,682
Reimbursement from other fund		32,997		32,997
Transfer of maintenance taxes	565,528			565,528
Proceeds from sale of bonds		325,019	9,729,344	10,054,363
Developer operating advances	140,000			140,000
Taxpayer overpayments		<u>18,548</u>		<u>18,548</u>
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS PROVIDED	<u>712,379</u>	<u>1,654,237</u>	<u>9,742,779</u>	<u>12,109,395</u>
APPLICATIONS OF DEPOSITS AND TEMPORARY INVESTMENTS				
Cash disbursements for:				
Current expenditures	506,651	31,496		538,147
Capital outlay	47,767		8,092,667	8,140,434
Debt service		775,396	1,492,621	2,268,017
Other fund	110,532			110,532
Reimbursement to other fund	32,997			32,997
Maintenance tax transfers		565,528		565,528
Taxpayer overpayment refunds		<u>51,823</u>		<u>51,823</u>
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS APPLIED	<u>697,947</u>	<u>1,424,243</u>	<u>9,585,288</u>	<u>11,707,478</u>
INCREASE (DECREASE) IN DEPOSITS AND TEMPORARY INVESTMENTS	14,432	229,994	157,491	401,917
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, BEGINNING OF YEAR	<u>103,151</u>	<u>297,494</u>	<u>259,260</u>	<u>659,905</u>
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, END OF YEAR	<u>\$ 117,583</u>	<u>\$ 527,488</u>	<u>\$ 416,751</u>	<u>\$ 1,061,822</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174SCHEDULE OF TEMPORARY INVESTMENTSSEPTEMBER 30, 2025

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Year End Balance</u>	<u>Accrued Interest Receivable</u>
GENERAL FUND				
TexPool				
No. 7990300003	Market	On demand	<u>\$ 109,408</u>	<u>\$ 0</u>
DEBT SERVICE FUND				
TexPool				
No. 7990300001	Market	On demand	<u>\$ 493,933</u>	<u>\$ 0</u>
CAPITAL PROJECTS FUND				
TexPool				
No. 7990300002	Market	On demand	<u>\$ 416,751</u>	<u>\$ 0</u>
Total – All Funds			<u>\$ 1,020,092</u>	<u>\$ 0</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

TAXES LEVIED AND RECEIVABLE

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 3,526	\$ 3,686
Additions and corrections to prior year taxes	<u>(324)</u>	<u>(338)</u>
Adjusted receivable, beginning of year	3,202	3,348
2024 ADJUSTED TAX ROLL	<u>573,217</u>	<u>655,105</u>
Total to be accounted for	576,419	658,453
Tax collections: Current tax year	(569,495)	(650,852)
Prior tax years	<u>(3,187)</u>	<u>(3,332)</u>
RECEIVABLE, END OF YEAR	<u>\$ 3,737</u>	<u>\$ 4,269</u>
RECEIVABLE, BY TAX YEAR		
2023	\$ 15	\$ 16
2024	<u>3,722</u>	<u>4,253</u>
RECEIVABLE, END OF YEAR	<u>\$ 3,737</u>	<u>\$ 4,269</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2025

ADJUSTED PROPERTY VALUATIONS AS OF JANUARY 1 OF TAX YEAR	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Land	\$ 33,013,649	\$ 20,015,900	\$ 15,566,890	\$ 1,581,570
Improvements	62,242,984	41,925,258	5,614,100	143,360
Personal property	1,484,429	259,670	96,936	0
Less exemptions	<u>(5,754,315)</u>	<u>(3,890,495)</u>	<u>(1,687,958)</u>	<u>0</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 90,986,747</u>	<u>\$ 58,310,333</u>	<u>\$ 19,589,968</u>	<u>\$ 1,724,930</u>
TAX RATES PER \$100 VALUATION				
Debt service tax rates	\$ 0.72000	\$ 0.69000	\$ 0.00000	\$ 0.00000
Maintenance tax rates*	<u>0.63000</u>	<u>0.66000</u>	<u>1.35000</u>	<u>1.35000</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.35000</u>	<u>\$ 1.35000</u>	<u>\$ 1.35000</u>	<u>\$ 1.35000</u>
TAX ROLLS	<u>\$ 1,228,322</u>	<u>\$ 787,190</u>	<u>\$ 264,465</u>	<u>\$ 23,287</u>
PERCENT OF TAXES COLLECTED TO TAXES LEVIED	<u>99.4 %</u>	<u>99.9 %</u>	<u>100 %</u>	<u>100 %</u>

*Maximum tax rate approved by voters on November 3, 2020: \$1.50

**The District first levied taxes for tax year 2020.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARSSEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2023 Utility</u>		
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 160,000	\$ 291,700	\$ 451,700
2027	165,000	285,300	450,300
2028	175,000	278,700	453,700
2029	180,000	271,700	451,700
2030	190,000	264,500	454,500
2031	200,000	256,900	456,900
2032	210,000	248,900	458,900
2033	220,000	240,238	460,238
2034	230,000	230,888	460,888
2035	240,000	221,112	461,112
2036	250,000	210,912	460,912
2037	265,000	199,975	464,975
2038	275,000	188,050	463,050
2039	290,000	175,675	465,675
2040	305,000	162,625	467,625
2041	315,000	148,138	463,138
2042	330,000	133,175	463,175
2043	345,000	117,500	462,500
2044	365,000	100,250	465,250
2045	380,000	82,000	462,000
2046	400,000	63,000	463,000
2047	420,000	43,000	463,000
2048	440,000	22,000	462,000
TOTALS	<u>\$ 6,350,000</u>	<u>\$ 4,236,238</u>	<u>\$ 10,586,238</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2025

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2025 Utility</u>		
	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 85,000	\$ 172,200	\$ 257,200
2027	90,000	166,462	256,462
2028	95,000	160,388	255,388
2029	100,000	153,975	253,975
2030	105,000	147,225	252,225
2031	110,000	140,138	250,138
2032	115,000	132,712	247,712
2033	120,000	124,950	244,950
2034	125,000	119,850	244,850
2035	130,000	114,538	244,538
2036	135,000	109,012	244,012
2037	140,000	103,275	243,275
2038	150,000	97,325	247,325
2039	155,000	90,950	245,950
2040	160,000	84,362	244,362
2041	170,000	77,562	247,562
2042	175,000	70,338	245,338
2043	185,000	62,900	247,900
2044	195,000	55,038	250,038
2045	200,000	46,750	246,750
2046	210,000	38,250	248,250
2047	220,000	29,325	249,325
2048	230,000	19,975	249,975
2049	240,000	10,200	250,200
TOTALS	<u>\$ 3,640,000</u>	<u>\$ 2,327,700</u>	<u>\$ 5,967,700</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)SEPTEMBER 30, 2025

<u>Series 2025 Road</u>			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2026	\$ 155,000	\$ 325,018	\$ 480,018
2027	160,000	314,944	474,944
2028	170,000	304,544	474,544
2029	175,000	293,494	468,494
2030	185,000	282,118	467,118
2031	195,000	270,094	465,094
2032	205,000	258,394	463,394
2033	210,000	248,144	458,144
2034	220,000	237,644	457,644
2035	230,000	228,844	458,844
2036	245,000	219,356	464,356
2037	255,000	209,250	464,250
2038	265,000	198,412	463,412
2039	280,000	186,818	466,818
2040	295,000	174,568	469,568
2041	305,000	161,294	466,294
2042	320,000	147,188	467,188
2043	335,000	132,388	467,388
2044	355,000	116,475	471,475
2045	370,000	99,612	469,612
2046	385,000	82,038	467,038
2047	405,000	63,750	468,750
2048	425,000	43,500	468,500
2049	445,000	22,250	467,250
TOTALS	<u>\$ 6,590,000</u>	<u>\$ 4,620,137</u>	<u>\$ 11,210,137</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)
SEPTEMBER 30, 2025

Due During Fiscal Years Ending September 30	Annual Requirements for All Series		
	Total Principal Due	Total Interest Due	Total
2026	\$ 400,000	\$ 788,918	\$ 1,188,918
2027	415,000	766,706	1,181,706
2028	440,000	743,632	1,183,632
2029	455,000	719,169	1,174,169
2030	480,000	693,843	1,173,843
2031	505,000	667,132	1,172,132
2032	530,000	640,006	1,170,006
2033	550,000	613,332	1,163,332
2034	575,000	588,382	1,163,382
2035	600,000	564,494	1,164,494
2036	630,000	539,280	1,169,280
2037	660,000	512,500	1,172,500
2038	690,000	483,787	1,173,787
2039	725,000	453,443	1,178,443
2040	760,000	421,555	1,181,555
2041	790,000	386,994	1,176,994
2042	825,000	350,701	1,175,701
2043	865,000	312,788	1,177,788
2044	915,000	271,763	1,186,763
2045	950,000	228,362	1,178,362
2046	995,000	183,288	1,178,288
2047	1,045,000	136,075	1,181,075
2048	1,095,000	85,475	1,180,475
2049	685,000	32,450	717,450
TOTALS	<u>\$ 16,580,000</u>	<u>\$ 11,184,075</u>	<u>\$ 27,764,075</u>

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>	<u>Totals</u>
Bond Series:	2023 Utility	2025 Utility	2025 Road	
Interest Rate:	4.00% to 5.00%	4.25% to 6.75%	4.00% to 6.50%	
Dates Interest Payable:	March 1/ September 1	March 1/ September 1	March 1/ September 1	
Maturity Dates:	September 1, 2026/2048	September 1, 2026/2049	September 1, 2026/2049	
Bonds Outstanding at Beginning of Current Year	\$ 6,500,000	\$	\$	\$ 6,500,000
Add Bonds Sold		3,775,000	6,590,000	10,365,000
Less Retirements	<u>(150,000)</u>	<u>(135,000)</u>		<u>(285,000)</u>
Bonds Outstanding at End of Current Year	<u>\$ 6,350,000</u>	<u>\$ 3,640,000</u>	<u>\$ 6,590,000</u>	<u>\$ 16,580,000</u>
Current Year Interest Paid	<u>\$ 297,700</u>	<u>\$ 96,196</u>	<u>\$ 95,700</u>	<u>\$ 489,596</u>

Bond Descriptions and Original Amount of Issue

- (1) Montgomery County Municipal Utility District No. 174 Unlimited Tax Bonds, Series 2023 (\$6,660,000)
- (2) Montgomery County Municipal Utility District No. 174 Unlimited Tax Bonds, Series 2025 (\$3,775,000)
- (3) Montgomery County Municipal Utility District No. 174 Unlimited Tax Road Bonds, Series 2025 (\$6,590,000)

Paying Agent/Registrar

(1) (2) (3) BOKF, N.A., Dallas, Texas

<u>Bond Authority</u>	<u>Tax Bonds*</u>	<u>Other Bonds</u>	<u>Refunding Bonds</u>
Amount Authorized by Voters:	\$ 137,500,000	\$ 0	\$ 137,500,000
Amount Issued:	17,025,000		0
Remaining to be Issued:	120,475,000		137,500,000

*See Note 5 of the notes to financial statements for additional information.

Net Debt Service Fund deposits and investments balances as of September 30, 2025: \$ 517,412
Average annual debt service payment for remaining term of all debt: 1,156,836

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
GENERAL FUND
FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025*	2024	2023	2022	2021**	2025	2024	2023	2022	2021
REVENUES										
Property taxes	\$ 572,682	\$ 381,392	\$ 264,718	\$ 23,287	\$ 30,464	98.8 %	98.5 %	98.5 %	95.5 %	94.7 %
Penalty and interest revenues	5,401	5,069	3,380		1,718	0.9	1.3	1.3	0.0	5.3
Connection fees	1,450	880	460	1,110		0.3	0.2	0.2	4.5	0.0
TOTAL REVENUES	579,533	387,341	268,558	24,397	32,182	100.0	100.0	100.0	100.0	100.0
EXPENDITURES										
Service operations:										
Professional fees	119,974	98,374	91,731	21,288	43,491	20.7	25.4	34.2	87.3	135.1
Contracted services	24,093	22,778	31,014	27,468	16,367	4.2	5.9	11.5	112.5	50.9
Repairs and maintenance	387,776	245,321	33,932	10,810		66.9	63.3	12.6	44.3	0.0
Administrative expenditures	35,375	18,587	22,709	15,783	18,349	6.1	4.8	8.5	64.7	57.0
Capital outlay	47,767		0	0	0	8.2	0.0	0.0	0.0	0.0
TOTAL EXPENDITURES	614,985	385,060	179,386	75,349	78,207	106.1	99.4	66.8	308.8	243.0
EXCESS REVENUES (EXPENDITURES)	\$ (35,452)	\$ 2,281	\$ 89,172	\$ (50,952)	\$ (46,025)	(6.1) %	0.6 %	33.2 %	(208.8) %	(143.0) %
TOTAL ACTIVE RETAIL WATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					

*District is partially funded by developer advances for fiscal years 2025 and prior.

**First year of financial activity.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
DEBT SERVICE FUND
FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025	2024	2023*	2022	2021	2025	2024	2023	2022	2021
REVENUES										
Property taxes	\$ 654,184	\$ 398,993	\$ 0			92.8 %	93.0 %	0.0 %	%	%
Penalty and interest	22,594	5,663	0			3.2	1.3	0.0		
Interest on deposits	28,213	24,359	445			4.0	5.7	100		
TOTAL REVENUES	704,991	429,015	445	0	0	100.0	100.0	100.0	0.0	0.0
EXPENDITURES										
Current:										
Professional fees	7,873	2,233	0			1.1	0.5			
Contracted services	26,631	9,224	0			3.8	2.2			
Other expenditures	550	3,570	0			0.1	0.8			
Debt service:										
Principal retirement	285,000	160,000	0			40.4	37.3			
Interest and fees	490,396	287,451	0			69.6	67.0			
TOTAL EXPENDITURES	810,450	462,478	0	0	0	115.0	107.8	N/A	0.0	0.0
EXCESS REVENUES (EXPENDITURES)	\$ (105,459)	\$ (33,463)	\$ 445	\$ 0	\$ 0	(15.0) %	(7.8) %	N/A %	0.0 %	0.0 %

*First year of financial activity.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTSSEPTEMBER 30, 2025

Complete District Mailing Address: Montgomery County Municipal Utility District No. 174
 c/o Allen Boone Humphries Robinson LLP
 3200 Southwest Freeway, Suite 2600
 Houston, Texas 77027

District Business Telephone No.: 713-860-6400

Submission date of the most recent District Registration Form: May 16, 2024

Limit on Fees of Office that a Director may receive during a fiscal year: \$7,200

BOARD MEMBERS

<u>Name and Address</u>	<u>Term of Office (Elected/ Appointed)</u>	<u>Fees of Office Paid</u>	<u>Expense Reimb.</u>	<u>Title at Year End</u>
Andy Mersmann c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	Elected 5/04/24- 5/06/28	\$ 1,989	\$ 309	President
Kylie Ward c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	Elected 5/04/24- 5/06/28	1,989	134	Vice President
Lynnette Tujague c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	Elected 5/04/24- 5/06/28	2,210	222	Secretary
Jacob Burgus c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	Elected 5/07/22- 5/02/26	1,326	39	Assistant Secretary
Cara Sliva c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	Appointed 9/15/22- 5/02/26	1,989	335	Assistant Vice President

See accompanying independent auditor's report.

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

SEPTEMBER 30, 2025

CONSULTANTS

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027	8/05/20	\$ 76,046 281,251 Bonds	Attorney
Perdue, Brandon, Fielder, Collins & Mott, L.L.P. 1235 North Loop West, Suite 600 Houston, Texas 77008	12/7/20	7,873	Delinquent Tax Attorney
ETI Bookkeeping Services P.O. Box 73109 Houston, Texas 77273	10/20/22	24,576 2,000 Bonds	Bookkeeper
Utility Tax Service, LLC 11500 Northwest Freeway, Suite 150 Houston, Texas 77092	8/05/20	14,287 3,000 Bonds	Tax Assessor- Collector
Montgomery Central Appraisal District P.O. Box 2233 Conroe, Texas 77305	Legislative Action	12,344	Central Appraisal District
Robert W. Baird & Co. 1331 Lamar, Suite 1360 Houston, Texas 77010	8/05/20	214,411 Bonds	Financial Advisor
Mark C. Eyring, CPA, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	9/15/22	9,500 10,400 Bonds	Independent Auditor

See accompanying independent auditor's report.

APPENDIX B

SPECIMEN MUNICIPAL BOND INSURANCE POLICY



MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

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

Effective Date: _____

Risk Premium: \$ _____

Member Surplus Contribution: \$ _____

Total Insurance Payment: \$ _____

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

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

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

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

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

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

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

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

Notices (Unless Otherwise Specified by BAM)

Email:

claims@buildamerica.com

Address:

200 Liberty Street, 27th floor

New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

SPECIMEN